



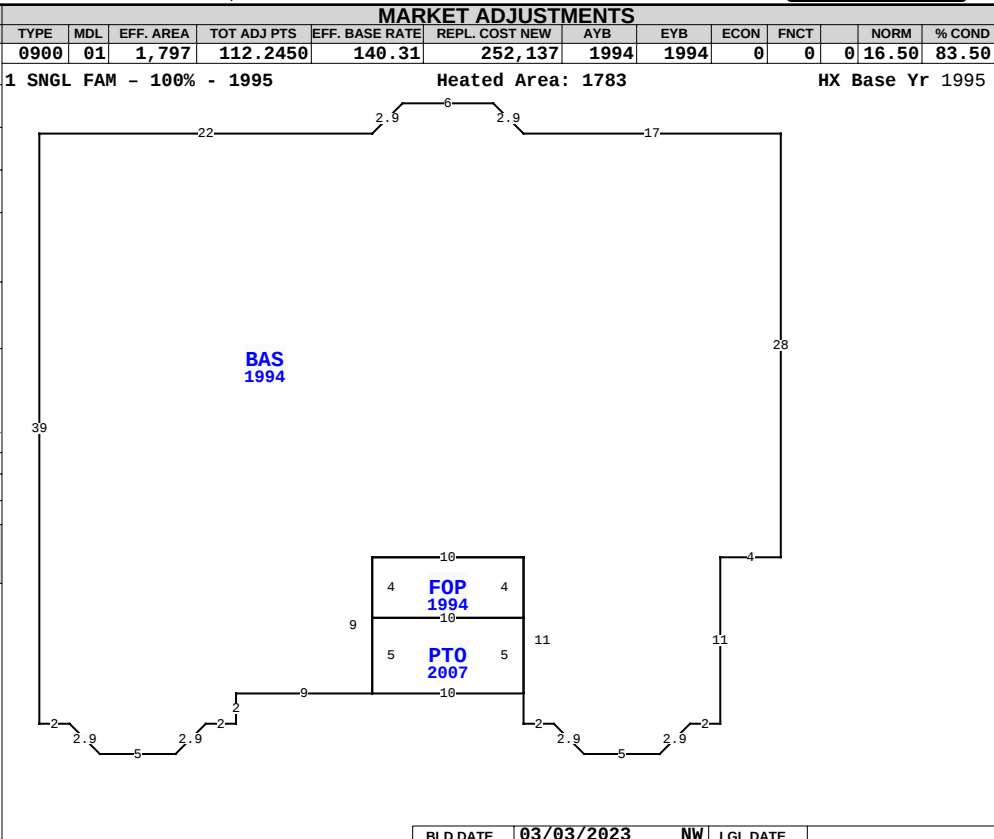
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	1,783	208,894
FOP	40	30	12	1,406
PTO	50	5	2	235
TOTALS	1,873		1,797	210,534

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994
2	0810	CONCRETE A	0 100	10	16	160.00	SF	6.50	6.50	100	1994
3	0810	CONCRETE A	0 100	0	0	308.00	SF	6.50	6.50	100	1998
4	0350	CARPORT WD	0 100	13	13	169.00	SF	13.00	13.00	100	2003
5	0810	CONCRETE A	0 100	30	2	60.00	SF	6.50	6.50	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	1.00	AC	1.00



94002 SHERMAN OAKS DR, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE 06/05/2023 MLU
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		228,388	
TOTAL MARKET OB/XF VALUE		5,712	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		314,100	
SOH/AGL Deduction		162,878	
ASSESSED VALUE		151,222	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		101,222	
TOTAL JUST VALUE		314,100	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,069	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004976	GARAGE	20,470	05/13/2019
00516	NEW CONSTR	77,400	09/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2390/1087	9/08/2020	QC	U	V	11
GRANTOR: FREEMAN RICHARD H & L					
GRANTEE: VAN BEEK WAYNE L					
0655/0684	4/23/1992	WD	Q	V	
GRANTOR: FREEMAN RICHARD & L					
GRANTEE: VANBEEK WAYNE LAMAR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W17 L2 U2 W6 D2 L2 W22 S39 E2 R2 D2 E5 U2 R2 E2 N2 E9 PT0=[YR=2007] E10 N5 FOP=[YR=1994] N4 W10 S4 E10\$ W10 S5\$ N9 E10 S11 E2 R2 D2 E5 R2 U2 E2 N11 E4 N28\$.											

VAN BEEK WAYNE LAMAR
94002 SHERMAN OAKS DR
FERNANDINA BEACH, FL 32034

46-3N-28-0000-0005-0010

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