LOT 38 & W45 FT OF LOT 39
IN OR 2536/596
FIVE POINTS 2 PB 3/35

BELL WADE H & PAMELA
1642 OCEAN FOREST DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-024B-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

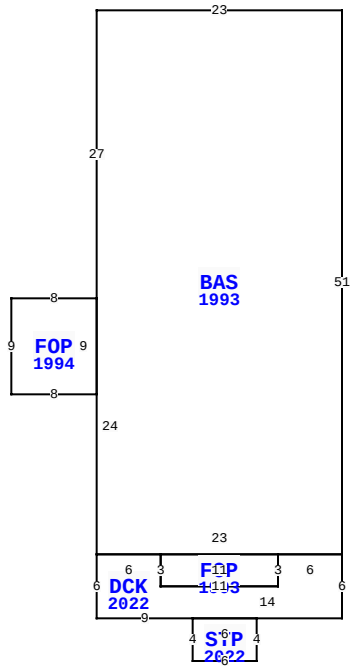
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,173	100	1993	1,173	28,321
DCK	105	15	2022	16	386
FOP	33	30	1993	10	242
FOP	72	30	1994	22	531
STP	24	10	2022	2	48
TOTALS	1,407			1,223	29,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,223	100.6000	80.48	98,427	1972	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1173 HX Base Yr



1468 CASHEN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	29,528
TOTAL MARKET OB/XF VALUE	21,750
TOTAL LAND VALUE - MARKET	243,000
TOTAL MARKET VALUE	294,278
SOH/AGL Deduction	40,928
ASSESSED VALUE	253,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,350
TOTAL JUST VALUE	294,278
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014288	CARPORT	24,176	09/20/2022
B0185	REPAIR/RRF	1,440	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2536/0596	2/02/2022	WD	Q	I	01	250,000
GRANTOR: THOMAS GERALD L & NAN						
GRANTEE: BELL WADE H & PAMEL						
2390/0330	9/03/2020	WD	U	I	30	16,000
GRANTOR: MCALLISTER BRENDA T &						
GRANTEE: THOMAS GERALD L & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S27FOP=[YR=1994] W8 S9 E8 N9$ S24
DCK=[YR=2022] S6 E9 STP=[YR=2022] S4 E6 N4 W6$ E14 N6 W6
FOP=[YR=1993] W11 S3 E11 N3$ S3 W11 N3 W6$E23 N51$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	1995	1995	3	20	960	
2	0681	POLE SHED	0	0	40	21	840.00	SF	15.00	15.00	100	2022	2022	3	95	11,970	
3	0940	SHEDS/PORT	0	0	28	15	420.00	SF	30.00	30.00	100	2016	2016	3	70	8,820	

LAND DESCRIPTION

TOTAL OB/XF 21,750

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RM	135.00	147.00	135.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	243,000							

REVIEW DATE 01/24/2023 BY DJ Total Acres: 0.00 Total Land Value: 243,000 Market: 0 Agricultural: 0 Common: 243,000 PRINTED 07/30/2025 BY SYS