BLOCK H LOT 4
OAK GROVE UNIT 2 PB 2/60

BRAZELL STANLEY R REVOCABLE TRUST/BRAZELL STANLEY
16550 JOHNS LAKE ROAD
CLERMONT, FL 34711

2025

00-00-30-042C-000H-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

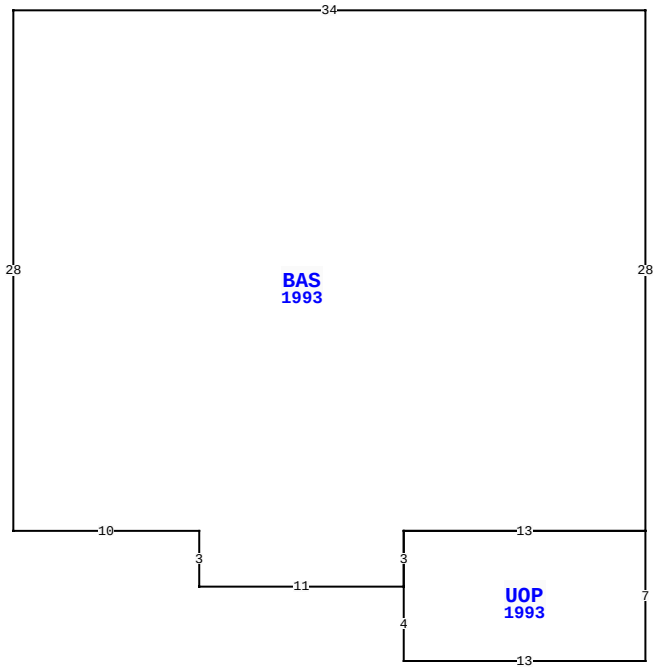
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	985	100	1993	985	83,416
UOP	91	20	1993	18	1,525
TOTALS	1,076			1,003	84,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,003	110.7000	110.70	111,032	1959	1959	0	0	0	23.50	76.50

1 SINGLE FAM – 0% - 2023 Heated Area: 985 HX Base Yr



1964 OAK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	84,939
TOTAL MARKET OB/XF VALUE	2,230
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	184,669
SOH/AGL Deduction	0
ASSESSED VALUE	184,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,669
TOTAL JUST VALUE	184,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603169	REPAIR/RRF	0	08/01/1996
E951680	CHNGE SRVC	0	03/01/1995
B9501700	REPAIR/RRF	11,000	02/01/1995
M940726	H/AC	2,050	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/464	4/25/2023	SW	U	I	11	100
GRANTOR: BRAZELL STANLEY R						
GRANTEE: BRAZELL STANLEY R R						
2635/1682	4/25/2023	SW	U	I	11	100
GRANTOR: BRAZELL STANLEY R						
GRANTEE: STANLEY R BRAZELL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S28 E10 S3 E11 UOP=[YR=1993] S4 E13 N7 W13 S3$ N3 E13 N28$.

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	0810	CONCRETE A	0	0	22	10	220.00	SF	6.50	6.50	100	1970	1970	3	20	286	
2	0351	CARPORT MT	0	0	27	18	486.00	SF	10.00	10.00	100	2010	2010	3	40	1,944	

LAND DESCRIPTION

TOTAL OB/XF 2,230

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	0006	RSF-2	100.00	100.00	100.00	FF		1.00	1.00	0.75	1,300.00	975.00	97,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS