

LOT 61 IN OR 775/1457
& PT ABANDONED R/W RESOLUTION
91-111 IN OR 644/779

VADNAIS GREGORY L & CAROL A
811 OAK LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0430-0061-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 100			
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			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	2029.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,787	100	1993	1,787	150,733
FGR	441	55	1993	243	20,497
FOP	48	30	1993	14	1,181
TOTALS	2,276			2,044	172,411

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,044	119.9000	119.90	245,076	1981	1981	0	0	0	29.65	70.35

1 SINGLE FAM - 100% - 1997

Heated Area: 1787

HX Base Yr 1997

Diagram illustrating the layout and dimensions of the property lot. The lot is divided into three distinct areas, each labeled with its name and year:

- BAS 1993**: The largest area, located on the left side of the lot.
- FGR 1993**: A rectangular area located on the right side of the lot.
- FOP 1993**: A small rectangular area located at the bottom center of the lot.

The dimensions of the lot are as follows:

- Top horizontal boundary: 44
- Left vertical boundary: 28
- Bottom horizontal boundary: 35
- Right vertical boundary: 33
- Inner vertical boundary (left of FGR): 18
- Inner vertical boundary (right of FGR): 21
- Inner horizontal boundary (top of FGR): 21
- Inner horizontal boundary (bottom of FGR): 21
- Inner vertical boundary (left of FOP): 6
- Inner vertical boundary (right of FOP): 6
- Inner horizontal boundary (top of FOP): 6
- Inner horizontal boundary (bottom of FOP): 6

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025

MLU