

LOT 78
IN OR 1337/600 & OR 1796/808
OAKVIEW SUB PB 4/51

BROWN STANFORD C
838 OAK LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0430-0078-0000



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	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. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2029.00
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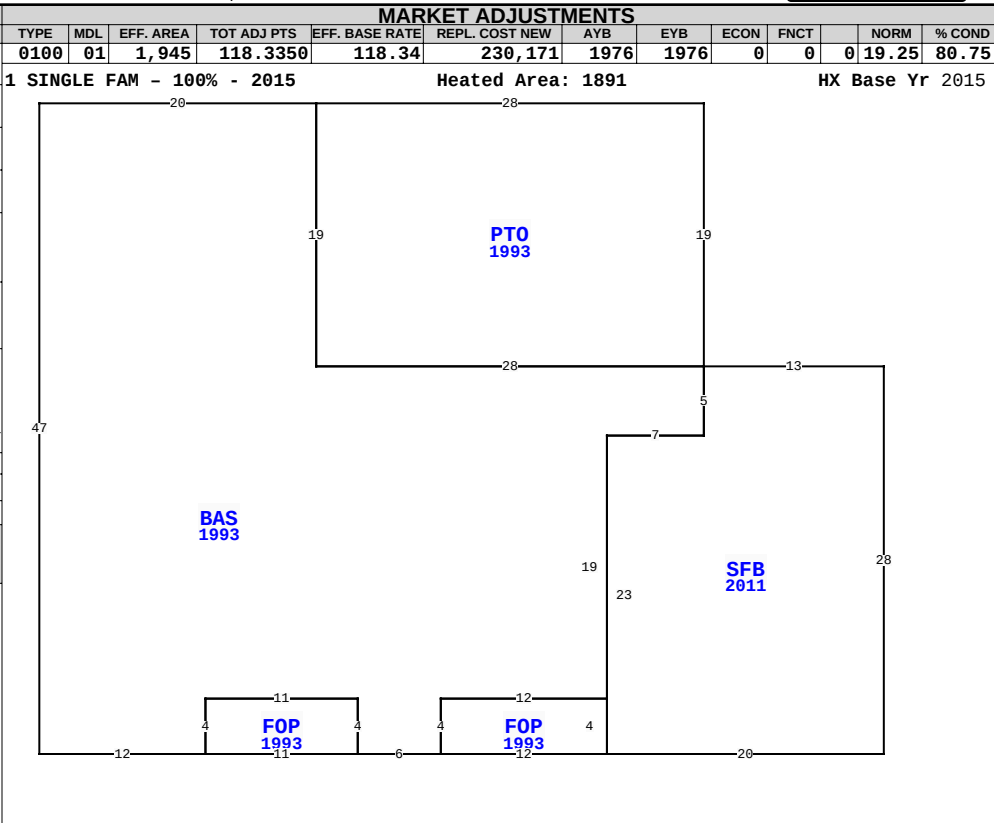
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,471	100	1993	1,471	140,568
FOP	44	30	1993	13	1,242
FOP	48	30	1993	14	1,338
PTO	532	5	1993	27	2,580
SFB	525	80	2011	420	40,135

TOTALS	2,620			1,945	185,863
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	57	16	912.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0810	CONCRETE A	0	100	0	0	44.00	SF	6.50
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	01/31/2024	BY	KBA
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838 OAK LN, FERNANDINA BEACH	BLD DATE	LGL DATE	04/28/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0811	CONCRETE B	0	100	57	16	912.00	SF	5.20	5.20	100	1976	1976	3	26	1,233	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	36	1,260	
3	0810	CONCRETE A	0	100	0	0	44.00	SF	6.50	6.50	100	1976	1976	3	26	74	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	

TOTAL OB/XF													3,431	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	2			

Total Acres: 0.00	Total Land Value: 215,000	Market: 0	Agricultural: 0	Common: 215,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			185,863
TOTAL MARKET OB/XF VALUE			3,431
TOTAL LAND VALUE - MARKET			215,000
TOTAL MARKET VALUE			404,294
SOH/AGL Deduction			243,499
ASSESSED VALUE			160,795
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE			110,073
TOTAL JUST VALUE			404,294
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			300,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313586	REPAIR/RRF	8,640	08/01/2013

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1796/0808	6/04/2012	QC	U	I	11	100			
GRANTOR: BROWN STANFORD C & BA									
GRANTEE: BROWN STANFORD C									
1337/0600	7/29/2005	WD	Q	I		184,000			
GRANTOR: CARTER AUBREY CLAYTON									
GRANTEE: BROWN STANFORD C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
SFB=[YR=2011] W13 PTO=[YR=1993] N19 W28 S19 E28 \$									
BAS=[YR=1993] W28 N19 W20 S47 E12 FOP=[YR=1993] E11 N4 W11 S4									
\$ N4 E11 S4 E6 FOP=[YR=1993] E12 N4 W12 S4 \$ N4 E12 N19 E7 N5									
\$ S5 W7 S23 E20 N28 \$.									