

LOT 80
IN OR 846/1481
OAKVIEW SUB PB 4/51

DOUGLAS DEREK J
814 OAK LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0430-0080-0000



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 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

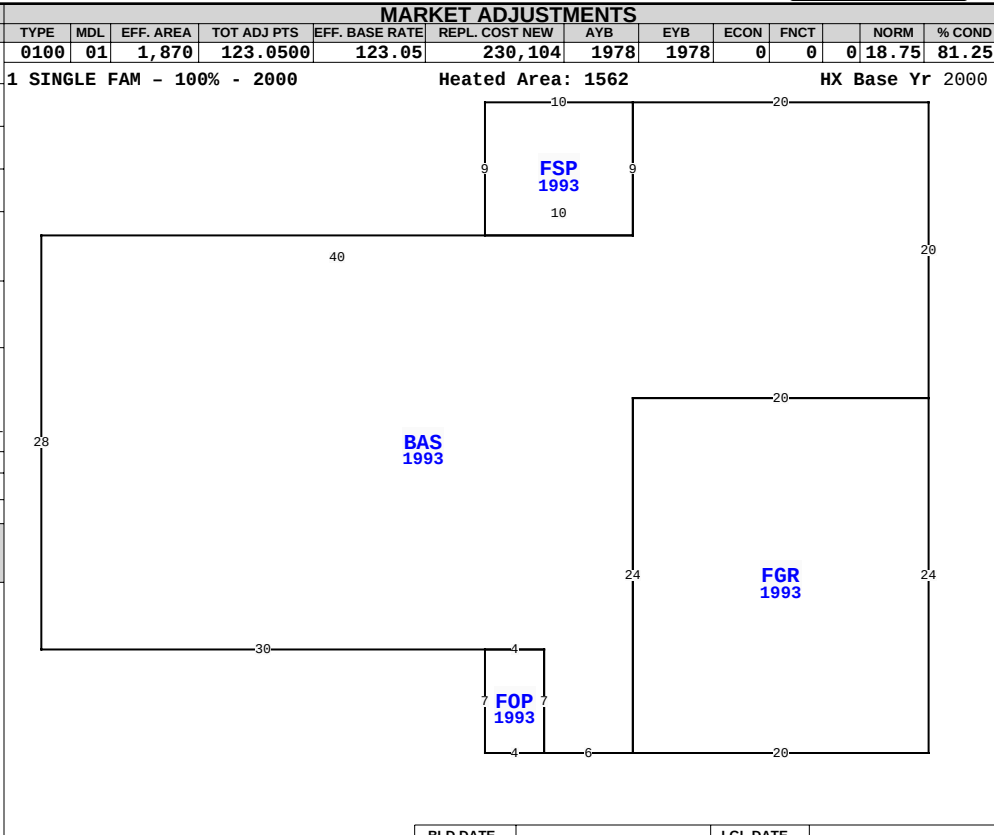
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,562	100	1993	1,562	156,166
FGR	480	55	1993	264	26,394
FOP	28	30	1993	8	800
FSP	90	40	1993	36	3,599
TOTALS	2,160			1,870	186,960

EXTRA FEATURES

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	0	0	576.00	SF	5.20	5.20	100	1980	1980	3	30	899	
2	0811	CONCRETE B	0	100	0	0	170.00	SF	5.20	5.20	100	1980	1980	3	30	265	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

LAND DESCRIPTION			TOTAL OB/XF 2,704														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000



814 OAK LN, FERNANDINA BEACH

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
			04/28/2025 MLU		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE				186,960	
TOTAL MARKET OB/XF VALUE				2,704	
TOTAL LAND VALUE - MARKET				215,000	
TOTAL MARKET VALUE				404,664	
SOH/AGL Deduction				273,535	
ASSESSED VALUE				131,129	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				80,407	
TOTAL JUST VALUE				404,664	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				301,049	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 4032	N/A	2,780	04/20/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0846/1481	8/28/1998	WD	Q	I	
GRANTOR: KELLEY MARY JO					SALE PRICE
GRANTEE: DOUGLAS DEREK J					110,000
GRANTOR: KELLEY EDWARD L					
GRANTEE: KELLEY MARY JO					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FSP=[YR=1993] W10 S9 E10 N9\$ S9 W40 S28 E30
FOP=[YR=1993] S7 E4 N7W4\$ E4 S7 E6 FGR=[YR=1993] E20 N24
W20S24\$ N24 E20 N20\$.