

LOT 1
IN OR 1801/1026
OCEAN FOREST PB 5/124

HOWER CRAIG A & HOPE MARIE
4848 OCEAN FOREST LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-046F-0001-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8														
Exterior Wall	10	ABOVE AVG 100	0500	11	3,048	131.9124	208.42	635,264	1993	1993	0	0	0	14.75	85.25	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2013													Heated Area: 2629													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2013													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			0100 SINGLE FAMILY																										
MAP NUM			MKT AREA 03																										
NEIGHBORHOOD/LOC			3033.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,457	100	1993	1,457	258,877																								
FGR	484	55	1993	266	47,263																								
FOP	167	30	1993	50	8,884																								
FOP	336	30	1993	101	17,945																								
FUS	1,172	100	1993	1,172	208,238																								
PTO	33	5	1993	2	355																								
TOTALS			3,649		3,048	541,563																							
EXTRA FEATURES						4848 OCEAN FOREST LN, FERNANDINA BEACH																							
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440													
2	0812	CONCRETE C	0	100	0	0	2,096.00	SF	4.00	4.00	100	1993	1993	3	64	5,366													
3	1076	TRELLIS A	0	100	14	14	196.00	SF	7.50	7.50	100	2000	2000	3	23	338													
4	0825	BRICK	0	100	0	0	1,316.00	SF	12.50	12.50	100	2000	2000	3	93	15,299													
TOTAL OB/XF 22,443																													
LAND DESCRIPTION																													
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	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	350,000.00	385,000.00	385,000												
REVIEW DATE 07/29/2025 BY HS Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 07/30/2025 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1801/1026	7/06/2012	WD	Q	I	02	350,000

GRANTOR: ROSE RICHARD R & STAC
GRANTEE: HOWER CRAIG A & HOP
0678/0826 4/06/1993 WD Q V 43,000
GRANTOR: SIMMONS RALPH & LOU
GRANTEE: ROSE RICHARD & STACE

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W11 PTO=[YR=1993] N3 W11 S3 BAS=[YR=1993] W10 N3 L3 U3 W9 FOP=[YR=1993] W30 S6 E27 N3 U3 R3 \$ D3 L3 S3 W27 S28 FOP=[YR=1993] S8 E42 N8 W42\$ E42 N8 E10 N20\$ E11\$ W11 S22 E22 N22\$ PTR= N50 FUS=[YR=1993] N6 W12 N6 W3 S6 W7 S28 E5 S2 E2 S4 E3 N6 E9 S6 E3 N6 E9 S6 E3 N6 E7 N28 W7 N6 W3 S6 W9 S16 W7 N10 E7 \$ S50 \$.