LOT 3
IN OR 1734/1241
OCEAN FOREST PB 5/124

BANDELIN DAVID E/RYBAK MARYANNE
4857 OCEAN FOREST LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-046F-0003-0000

BUILDING CHARACTERISTICS

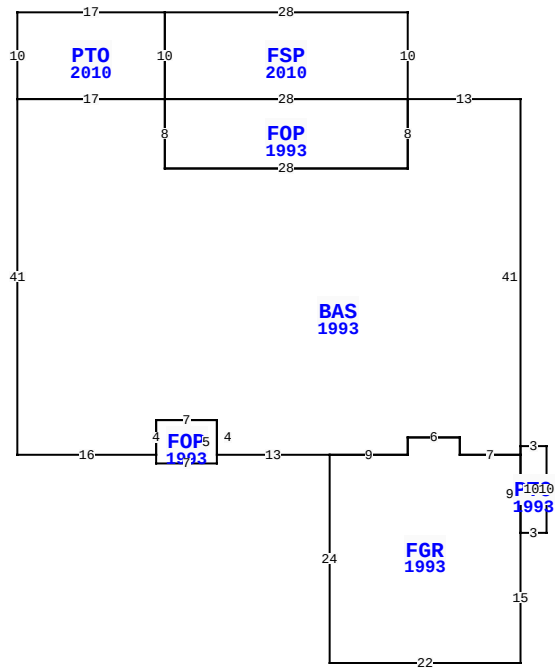
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,114	100	1993	2,114	388,951
FGR	540	55	1993	297	54,645
FOP	35	30	1993	10	1,840
FOP	224	30	1993	67	12,327
FSP	280	40	2010	112	20,607
PTO	30	5	1993	2	368
PTO	170	5	2010	8	1,472
TOTALS	3,393			2,610	480,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,610	137.6477	217.48	567,623	1993	1993	0	0	0	15.40	84.60

1 SFR CUST – 100% - 0 Heated Area: 2114 HX Base Yr 2002



4857 OCEAN FOREST LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		480,209
TOTAL MARKET OB/XF VALUE		4,572
TOTAL LAND VALUE - MARKET		367,500
TOTAL MARKET VALUE		852,281
SOH/AGL Deduction		512,607
ASSESSED VALUE		339,674
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		288,952
TOTAL JUST VALUE		852,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00165	NEW CONSTR	120,000	05/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1734/1241	4/04/2011	QC	U	I	11	100
GRANTOR: BANDELIN DAVID E						
GRANTEE: BANDELIN DAVID E &						
1182/0382	10/21/2003	QC	U	I	07	100
GRANTOR: BANDELIN DAVID B						
GRANTEE: BANDELIN DAVID E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FSP=[YR=2010] N10 W28 PTO=[YR=2010] W17 S10 E17 N10$ S10 FOP=[YR=1993] S8E28 N8 W28$ E28$S8 W28 N8 W17S41 E16 FOP=[YR=1993] S1 E7 N5 W7 S4$ N4E7 S4 E13 FGR=[YR=1993] S24 E22 N15 PTO=[YR=1993] E3 N10 W3 S10$ N9 W7 N2 W6 S2 W9$ E9 N2 E6 S2 E7 N41$.

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	0812	CONCRETE C	0	100	0	0	1,729.00	SF	4.00	4.00	100	1993	1993	3	64	4,426	
2	0810	CONCRETE A	0	100	7	5	35.00	SF	6.50	6.50	100	1993	1993	3	64	146	

LAND DESCRIPTION

TOTAL OB/XF 4,572

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	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	350,000.00	367,500.00	367,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 367,500 Market: 0 Agricultural: 0 Common: 367,500 PRINTED 07/30/2025 BY SYS