LOT 6
IN OR 1507/1977
OCEAN FOREST PB 5/124

MEE PAUL V
1635 OCEAN FOREST DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-046F-0006-0000

BUILDING CHARACTERISTICS

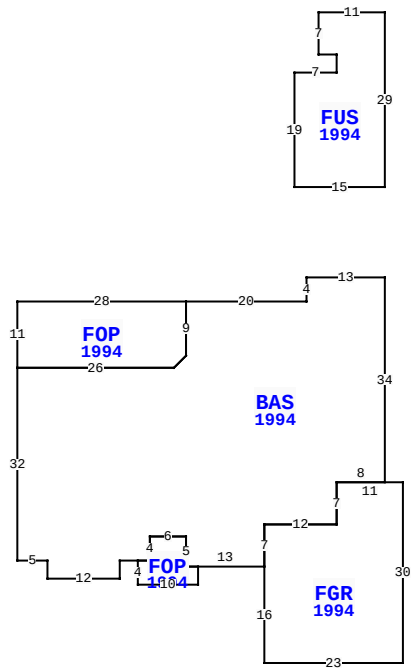
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,218	100	1994	2,218	395,027
FGR	606	55	1994	333	59,307
FOP	62	30	1994	19	3,384
FOP	306	30	1994	92	16,385
FUS	386	100	1994	386	68,747
TOTALS	3,578			3,048	542,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,048	132.6134	209.53	638,647	1994	1994	0	0	0	15.00	85.00

1 SFR CUST – 100% - 2001 Heated Area: 2604 HX Base Yr 2001



1635 OCEAN FOREST DR, 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		542,850
TOTAL MARKET OB/XF VALUE		7,636
TOTAL LAND VALUE - MARKET		367,500
TOTAL MARKET VALUE		917,986
SOH/AGL Deduction		560,153
ASSESSED VALUE		357,833
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		307,111
TOTAL JUST VALUE		917,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		732,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00828	NEW CONSTR	124,000	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/1977	6/26/2007	QC	Q	I	01	100
GRANTOR: MEE PAUL V & MILDRED						
GRANTEE: MEE PAUL V						
0930/1510	5/03/2000	WD	U	I		350,000
GRANTOR: MATHIS VIRGIL G II &						
GRANTEE: MEE PAUL V & MILDRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W13 S4 W20 FOP=[YR=1994] W28 S11 E26 U2 R2 N9$ S9 L2 D2 W26 S32 E5 S3 E12 N3 E3 FOP=[YR=1994] S4 E10 N3 W2 N5 W6 S4 W2 $ E2 N4 E6 S5 E13 FGR=[YR=1994] S16 E23 N30 W11 S7 W12 S7 $ N7 E12 N7 E8 N34 $ PTR= N15 FUS=[YR=1994] N29 W11 S7 E3 S3 W7 S19 E15 $ S15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	
2	0812	CONCRETE C	0	100	0	0	1,361.00	SF	4.00	4.00	100	1994	1994	3	66	3,593	
3	0855	CONC PAVER	0	100	0	0	184.00	SF	7.00	7.00	100	2012	2012	3	92	1,185	
4	1242	WD DECK A	0	100	0	0	528.00	SF	10.00	10.00	100	2005	2005	3	22	1,162	
5	0820	WOOD WALK	0	100	0	0	46.00	SF	11.75	11.75	100	2005	2005	3	40	216	

LAND DESCRIPTION

TOTAL OB/XF 7,636

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