LOT 13
OCEAN FOREST PB 5/124

FARRELL DAWN E
1616 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-046F-0013-0000

BUILDING CHARACTERISTICS

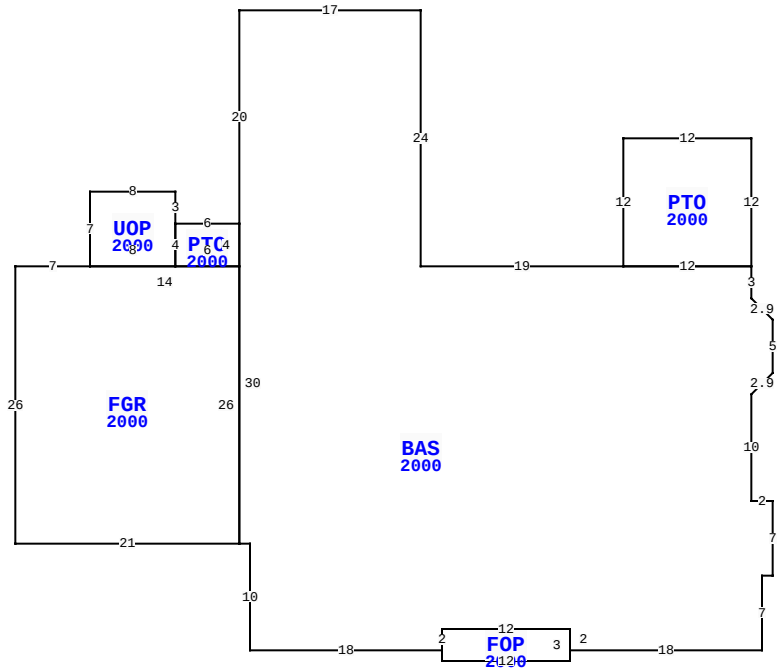
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,137	100	2000	2,137	408,984
FGR	546	55	2000	300	57,415
FOP	36	30	2000	11	2,105
PTO	24	5	2000	1	191
PTO	144	5	2000	7	1,339
UOP	56	20	2000	11	2,105
TOTALS	2,943			2,467	472,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,467	137.6477	217.48	536,523	2000	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2001 Heated Area: 2137 HX Base Yr 2001



1616 OCEAN FOREST DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		472,140
TOTAL MARKET OB/XF VALUE		8,758
TOTAL LAND VALUE - MARKET		437,500
TOTAL MARKET VALUE		918,398
SOH/AGL Deduction		626,584
ASSESSED VALUE		291,814
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		241,092
TOTAL JUST VALUE		918,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		757,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906364	NEW CONSTR	118,000	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/521	9/16/2024	QC	U	I	11	100
GRANTOR: FARRELL WILLIAM F						
GRANTEE: FARRELL DAWN E						
2722/541	6/26/2024	FJ	U	I	11	0
GRANTOR: FARRELL WILLIAM F						
GRANTEE: FARRELL DAWN E						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2000] W12 S12 BAS=[YR=2000] W19 N24 W17 S20
PTO=[YR=2000] W6 UOP=[YR=2000] N3 W8 S7 FGR=[YR=2000] W7 S26 E21 N26 W14 $ E8 N4 $ S4 E6 N4 $ S30 E1 S10 E18
FOP=[YR=2000] S1 E12 N3 W12 S2$ N2 E12 S2 E18 N7 E1 N7 W2 N10 R2 U2 N5 U2 L2 N3 W12 $ E12 N12 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0812	CONCRETE C	0	100	0	0	1,619.00	SF	4.00	4.00	100	2000	2000	3	77	4,987	
3	0810	CONCRETE A	0	100	0	0	173.00	SF	6.50	6.50	100	2000	2000	3	77	866	

LAND DESCRIPTION

TOTAL OB/XF 8,758

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	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	350,000.00	437,500.00	437,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 437,500 Market: 0 Agricultural: 0 Common: 437,500 PRINTED 07/30/2025 BY SYS