

LOT 14
IN OR 793/1116
OCEAN FOREST PB 5/124

COX DAVID WAYNE
1618 OCEAN FOREST DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-046F-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
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NEIGHBORHOOD/LOC 3033.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100	1998	2,001	371,851
FGR	648	55	1998	356	66,156
FOP	60	30	1998	18	3,345
FOP	73	30	1998	22	4,088
FOP	152	30	1998	46	8,548
PTO	133	5	1998	7	1,301
TOTALS	3,067			2,450	455,290

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	1,663.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	269.00	SF	6.50
4	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,450	134.4168	212.38	520,331	1998	1998		0	0	12.50	87.50
1 SFR CUST - 100% - 1999 Heated Area: 2001 HX Base Yr 1999												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
03/14/2024 MLU												

TOTAL OB/XF 12,081												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		455,290	
TOTAL MARKET OB/XF VALUE		12,081	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		817,371	
SOH/AGL Deduction		575,408	
ASSESSED VALUE		241,963	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		191,241	
TOTAL JUST VALUE		817,371	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		661,882	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804662	NEW CONSTR	133,800	02/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0793/1116	5/15/1997	WD	Q	I	
GRANTOR: COPELAND E O					SALE PRICE
GRANTEE: COX DAVID WAYNE					
0529/0393	10/20/1987	WD	Q	V	
GRANTOR: OCEAN FOREST PTRNSHP					27,800
GRANTEE: COPELAND E O					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W4 FOP=[YR=1998] N6 W10 S6 E10 \$ W14 PTO=[YR=1998] N7 W19 S7 FOP=[YR=1998] S8 E19 N8 W19 \$ E19 \$ S8 W19 N15 W12 S51 E10 FOP=[YR=1998] S4 E10 N6 U3 L3 W4 S3 D2 L2 W1\$ E1 U2 R2 N3 E4 D2 R3 E8 FGR=[YR=1998] S28 E24 N26 W12 N2 W12 \$ E12 S2 E9 N5 R2 U2 N6 L2 U2 N28 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00