LOT 24
IN OR 2228/400
OCEAN FOREST PB 5/124

STANDERWICK JARED & KERRI
1638 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-046F-0024-0000

BUILDING CHARACTERISTICS

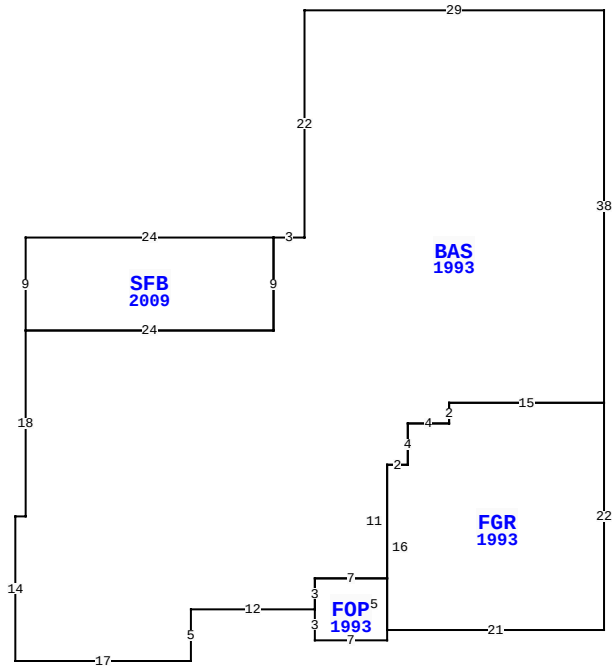
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,111	100	1993	2,111	403,655
FGR	442	55	1993	243	46,465
FOP	42	30	1993	13	2,486
SFB	216	80	2009	173	33,080
TOTALS	2,811			2,540	485,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,540	137.5258	217.29	551,917	1993	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2019 Heated Area: 2284 HX Base Yr 2019



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

1638 OCEAN FOREST DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		485,687
TOTAL MARKET OB/XF VALUE		87,320
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		923,007
SOH/AGL Deduction		397,590
ASSESSED VALUE		525,417
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		474,695
TOTAL JUST VALUE		923,007
NCON VALUE		81,496
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		769,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009293	SCREEN ENCL OVER	13,284	08/09/2024
SP240007025	POOL	125,000	06/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2228/0400	10/01/2018	WD	Q	I	01	505,000
GRANTOR: SINGLETON BRIAN						
GRANTEE: STANDERWICK JARED &						
1980/0125	5/14/2015	WD	Q	I	01	435,000
GRANTOR: PERKINS JOHN A & ELIS						
GRANTEE: SINGLETON BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S22 W3 SFB=[YR=2009] W24 S9 E24 N9$ S9 W24 S18 W1 S14 E17 N5 E12 FOP=[YR=1993] S3 E7 N1 FGR=[YR=1993] E21 N22 W15 S2 W4 S4 W2 S16$ N5 W7 S3$N3 E7 N11 E2 N4 E4 N2 E15 N38$.

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
3	0855	CONC PAVER	0	100	0	0	360.00	SF	7.00	7.00	100	2000	2000	3	77	1,940	
4	0855	CONC PAVER	0	100	0	0	972.00	SF	10.00	10.00	100	2025	2024		100	9,720	
5	0855	CONC PAVER	0	100	0	0	156.00	SF	10.00	10.00	100	2025	2024		100	1,560	
6	0912	SCRN RM G	0	100	0	0	1,470.00	SF	20.00	20.00	100	2025	2024		100	29,400	
7	0861	POOL GUNIT	0	100	0	0	0.00	SF	85.00	85.00	100	2025	2024		100	0	
8	0855	CONC PAVER	0	100	0	0	1,070.00	SF	10.00	10.00	100	2025	2024		100	10,700	
9	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2025	2024		100	34,000	

LAND DESCRIPTION

TOTAL OB/XF 87,320

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	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 12/05/2024 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS