LOT 25
IN OR 1020/102 & OR 1598/460
OCEAN FOREST PB 5/124

DEMERTSIDIS GUS & MONICA A
1640 OCEAN FOREST DRIVE
FERNANDINA BEACH, FL 32034-5624

2025

00-00-30-046F-0025-0000

BUILDING CHARACTERISTICS

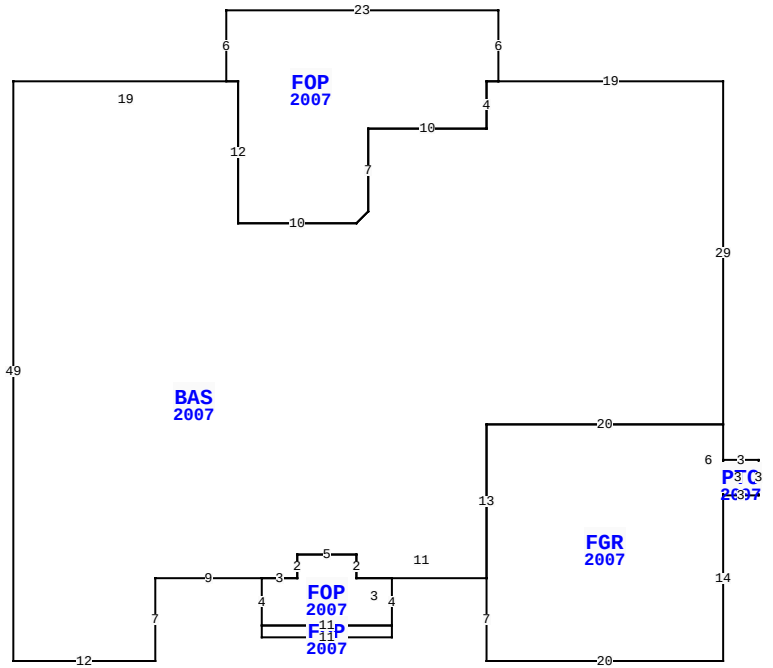
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,163	100	2007	2,163	439,588
FGR	400	55	2007	220	44,711
FOP	11	30	2007	3	609
FOP	54	30	2007	16	3,252
FOP	310	30	2007	93	18,900
PTO	9	5	2007	0	0
TOTALS	2,947			2,495	507,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,495	140.5738	222.11	554,164	2007	2007	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2008 Heated Area: 2163 HX Base Yr 2008



BLD DATE	07/24/2007 KK	LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

1640 OCEAN FOREST DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		507,060
TOTAL MARKET OB/XF VALUE		22,408
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		879,468
SOH/AGL Deduction		511,229
ASSESSED VALUE		368,239
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		317,517
TOTAL JUST VALUE		879,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		707,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22265	ADDITION	3,200	02/01/2009
M12710	TANKS/BLRS	0	02/01/2007
C19280	CO ISSUED	0	01/01/2007
E18658	ELEC OTHER	2,000	01/01/2007
P12008	OTHER	0	01/01/2007
R09994	REPAIR/RRF	2,800	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1598/0460	12/23/2008	QC	Q	I	01	100
GRANTOR: DEMERTSIDIS GUS						
GRANTEE: DEMERTSIDIS GUS & M						
1020/0102	11/19/2001	WD	Q	V		73,900
GRANTOR: COURTER ROBERT						
GRANTEE: DEMERTSIDIS GUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W19 FOP=[YR=2007] N6 W23 S6 E1 S12 E10 U1 R1 N7 E10 N4 E1$ W1 S4 W10 S7 D1 L1 W10 N12 W19 S49 E12 N7 E9 FOP=[YR=2007] S4 FOP=[YR=2007] S1 E11 N1 W11$ E11 N4 W3 N2 W5 S2 W3$ E3 N2 E5 S2 E11 FGR=[YR=2007] S7 E20 N14 PTO=[YR=2007] E3 N3 W3 S3$ N6 W20 S13$ N13 E20 N29$.

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	2007	2007	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	612.00	SF	5.20	5.20	100	2007	2007	3	87	2,769	
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2007	2007	3	87	339	
4	0910	SCRN RM L	0	100	31	22	682.00	SF	15.00	15.00	100	2007	2007	3	27	2,762	
5	0845	KOOL DECK	0	100	0	0	405.00	SF	7.25	7.25	100	2007	2007	3	87	2,555	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	27	540	
7	0861	POOL GUNIT	0	100	0	0	270.00	SF	85.00	85.00	100	2007	2007	3	44	10,098	
8	0845	KOOL DECK	0	100	22	6	132.00	SF	7.25	7.25	100	2009	2009	3	89	852	
9	0910	SCRN RM L	0	100	22	6	132.00	SF	15.00	15.00	100	2009	2009	3	35	693	

LAND DESCRIPTION

TOTAL OB/XF 22,408

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		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS