

BELL WADE H III & PAMELA S
1642 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

00-00-30-046F-0026-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 70										0500 11 2,796 135.4531 214.02 598,400 1994 1994 0 0 14.83 85.17										Tax Group: 8 Tax Dist:									
Exterior Wall 16 WD FR STUC 30										1 SFR CUST - 100% - 1995 Heated Area: 2506 HX Base Yr 1995										BUILDING MARKET VALUE 509,657									
Roof Structur 03 GABLE/HIP 100																				TOTAL MARKET OB/XF VALUE 29,395									
Roof Cover 03 COMP SHNGL 100																				TOTAL LAND VALUE - MARKET 350,000									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET VALUE 889,052									
Interior Floo 13 LVT/LAMNT 80																				SOH/AGL Deduction 613,126									
Interior Floo 11 CLAY TILE 20																				ASSESSED VALUE 275,926									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 225,204									
Bedrooms 5 100																				TOTAL JUST VALUE 889,052									
Bathrooms 3 100																				NCON VALUE 0									
Frame 02 WOOD FRAME 100																				INCOME VALUE									
Stories 1. 100																				PREVIOUS YEAR MKT VALUE 715,578									
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 2,506 100 1994 2,506 456,796																													
FGR 354 55 1994 195 35,545																													
FOP 56 30 1994 17 3,098																													
FOP 260 30 1994 78 14,218																													
TOTALS 3,176 2,796 509,657																													
EXTRA FEATURES										1642 OCEAN FOREST DR, FERNANDINA BEACH																			
L N 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 1994 1994 3 74 2,590																													
2 0812 CONCRETE C 0 100 0 0 1,500.00 SF 4.00 4.00 100 1994 1994 3 66 3,960																													
3 0861 POOL GUNIT 0 100 0 0 726.00 SF 85.00 85.00 100 1994 1994 3 20 12,342																													
4 0845 KOOL DECK 0 100 0 0 708.00 SF 7.25 7.25 100 1994 1994 3 66 3,388																													
5 0810 CONCRETE A 0 100 0 0 239.00 SF 6.50 6.50 100 1994 1994 3 66 1,025																													
6 0910 SCRNM RM L 0 100 0 0 1,669.00 SF 15.00 15.00 100 2005 2005 3 22 5,508																													
7 0940 SHEDS/PORT 0 100 8 8 64.00 SF 30.00 30.00 100 2003 2003 3 20 384																													
8 0754 FOP 0 100 6 10 60.00 SF 15.00 15.00 100 2005 2005 3 22 198																													
LAND DESCRIPTION										TOTAL OB/XF 29,395																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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									