LOT 28
IN OR 2536/522
OCEAN FOREST PB 5/124

LOGSDON ALEXANDER/POULIOT KAREN K
4862 OCEAN FOREST LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-046F-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

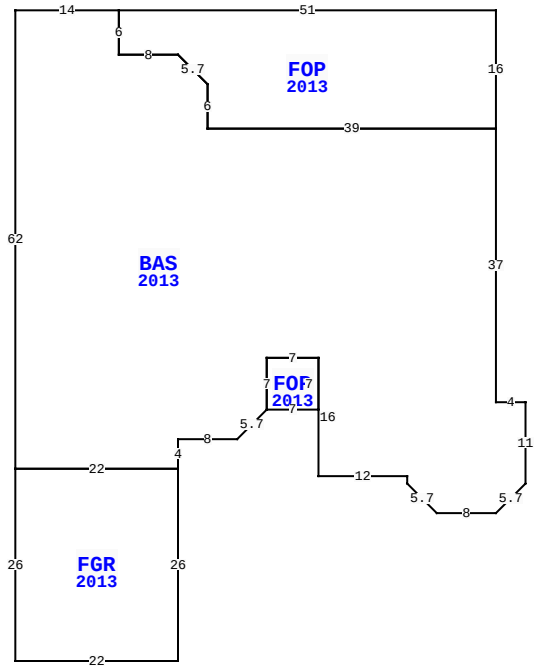
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,293	100	2013	3,293	743,834
FGR	572	55	2013	315	71,153
FOP	49	30	2013	15	3,388
FOP	704	30	2013	211	47,661
TOTALS	4,618			3,834	866,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,834	151.2864	239.03	916,441	2013	2013	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2023 Heated Area: 3293 HX Base Yr 2023



4862 OCEAN FOREST LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		866,037
TOTAL MARKET OB/XF VALUE		61,433
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,277,470
SOH/AGL Deduction		326,752
ASSESSED VALUE		950,718
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		899,996
TOTAL JUST VALUE		1,277,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,021,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226437	CO ISSUED	0	08/14/2013
B1327095	SWIM POOL	30,000	04/01/2013
1326114	SWPOOLELE	44	04/01/2013
B1226437	NEW SFR	377,820	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2536/0522	1/28/2022	WD	Q	I	01	1,200,000
GRANTOR: GRADDY JOHN B						
GRANTEE: LOGSDON ALEXANDER &						
1574/0943	6/30/2008	WD	Q	V		200,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: GRADDY JOHN B & GAY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W51 BAS=[YR=2013] W14 S62 FGR=[YR=2013] S26 E22 N26 W22$ E22 N4 E8 U4 R4 FOP=[YR=2013] E7 N7 W7 S7$ N7 E7 S16 E12 S1 D4 R4 E8 U4 R4 N11 W4 N37 W39 N6 U4 L4 W8 N6$ S6 E8 D4 R4 S6 E39 N16$.

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	2013	2013	3	95	1,900	
2	0855	CONC PAVER	0	100	0	0	2,588.00	SF	7.00	7.00	100	2013	2013	3	93	16,848	
3	0855	CONC PAVER	0	100	5	4	20.00	SF	7.00	7.00	100	2013	2013	3	93	130	
4	0855	CONC PAVER	0	100	0	0	861.00	SF	7.00	7.00	100	2013	2013	3	93	5,605	
5	0810	CONCRETE A	0	100	0	0	94.00	SF	6.50	6.50	100	2013	2013	3	93	568	
6	1122	CB 6"	0	100	11	0	44.00	SF	5.85	5.85	100	2013	2013	3	93	239	
7	0911	SCRN RM A	0	100	0	0	1,212.00	SF	17.50	17.50	100	2013	2013	3	55	11,666	
8	0861	POOL GUNIT	0	100	0	0	351.00	SF	85.00	85.00	100	2013	2013	3	68	20,288	
9	0462	ST/AL FNC	0	100	154	0	616.00	SF	10.00	10.00	100	2013	2013	3	68	4,189	

LAND DESCRIPTION

TOTAL OB/XF 61,433

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 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS