

LOT 2
IN OR 1551/1662
OCEAN OAKS PB 6/50

QUATTLEBAUM FAMILY TRUST/QUATTLEBAUM JAMES H TRUST
1004 OCEAN OAKS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1080.00
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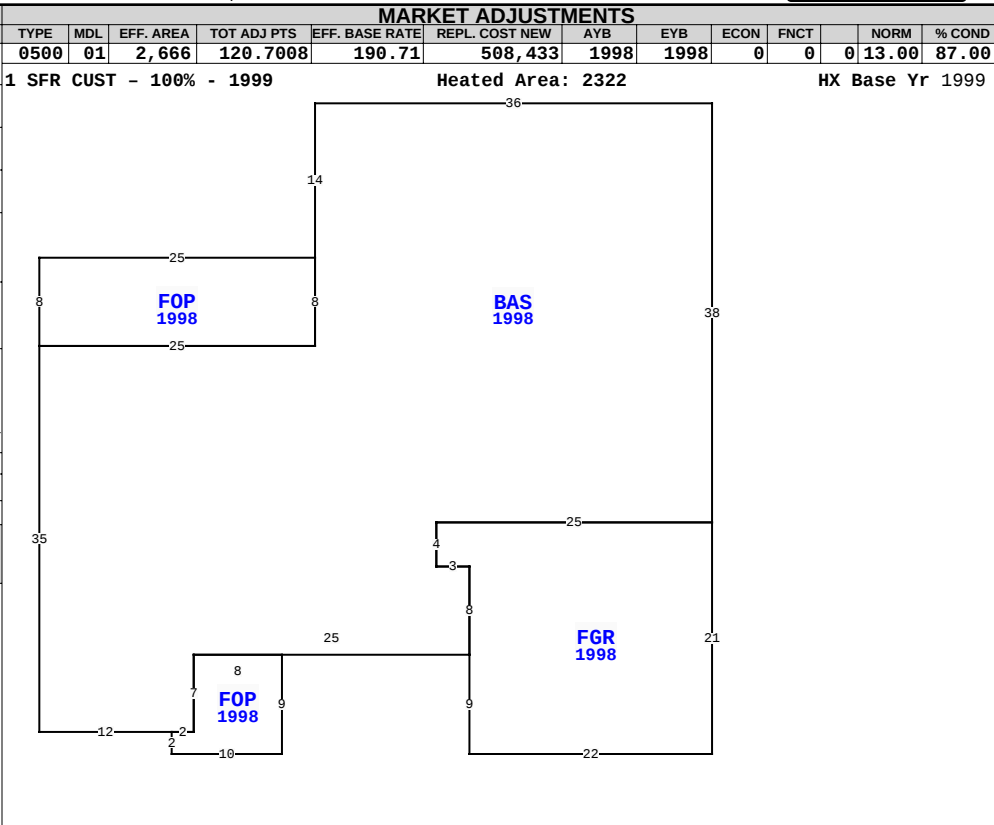
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100	1998	2,322	385,261
FGR	474	55	1998	261	43,304
FOP	76	30	1998	23	3,816
FOP	200	30	1998	60	9,955

TOTALS	3,072			2,666	442,337
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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	0819	CONC 12"	0	100	3	4	12.00	SF	9.50
3	0819	CONC 12"	0	100	2	8	16.00	SF	9.50
4	0810	CONCRETE A	0	100	3	27	81.00	SF	6.50
5	0810	CONCRETE A	0	100	16	45	720.00	SF	6.50
6	1243	WD DECK F	0	100	3	3	9.00	SF	8.00

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	R-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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1004 N OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE		LGL DATE	05/06/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	1998	1998	3	80	2,800	
2	0819	CONC 12"	0	100	3	4	12.00	SF	9.50	9.50	100	1998	1998	3	73	83	
3	0819	CONC 12"	0	100	2	8	16.00	SF	9.50	9.50	100	1998	1998	3	73	111	
4	0810	CONCRETE A	0	100	3	27	81.00	SF	6.50	6.50	100	1998	1998	3	73	384	
5	0810	CONCRETE A	0	100	16	45	720.00	SF	6.50	6.50	100	1998	1998	3	73	3,416	
6	1243	WD DECK F	0	100	3	3	9.00	SF	8.00	8.00	100	1998	1998	3	20	14	

TOTAL OB/XF										6,808							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		442,337	
TOTAL LAND VALUE - MARKET		SOH/AGL Deduction		300,000	
TOTAL MARKET VALUE		ASSESSED VALUE		749,145	
TOTAL EXEMPTION VALUE		HX HB		468,118	
BASE TAXABLE VALUE		TOTAL JUST VALUE		50,722	
NCON VALUE		INCOME VALUE		230,305	
PREVIOUS YEAR MKT VALUE				749,145	
				0	
				654,298	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122397	PATIO DOOR REPLAC	705	11/29/2012
983377	NEW CONSTR	120,000	03/18/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1551/1662	2/20/2008	WD	Q	I	01	100	
GRANTOR: QUATTLEBAUM JAMES H &							
GRANTEE: QUATTLEBAUM JAMES H							
0850/1945	10/01/1998	WD	Q	I		236,800	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: QUATTLEBAUM JAMES H							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1998] W36 S14 FOP=[YR=1998] W25 S8 E25 N8 \$ S8 W25							
S35 E12 FOP=[YR=1998] S2 E10 N9 W8 S7 W2 \$ E2 N7 E25							
FGR=[YR=1998] S9 E22 N21 W25 S4 E3 S8 \$ N8 W3 N4 E25 N38 \$.							