

LOT 3
IN OR 1962/1163
OCEAN OAKS PB 6/50

RAO SUBBA M 2013 DEC OF TRUST/RAO SUBBA M TRUSTEE
1002 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	1997	2,094	327,576
BAS	576	100	2018	576	90,107
FGR	441	55	1997	243	38,014
FOP	60	30	1997	18	2,816

TOTALS	3,171			2,931	458,511
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	1,252.00	SF	7.00	
3	0819	CONC 12"	0 100	3	10	30.00	SF	9.50	
4	0861	POOL GUNIT	0 100	0	0	336.00	SF	85.00	
5	0911	SCRN RM A	0 100	0	0	540.00	SF	17.50	
6	0845	KOOL DECK	0 100	0	0	204.00	SF	7.25	
7	0476	VF 6 SBPL	0 100	0	0	60.00	LF	32.00	
8	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	

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	03/21/2024	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	2,931	114.4638	180.85	530,071	1997	1997		0	0	13.50	86.50	
1 SFR CUST - 100% - 2021													
Heated Area: 2670													
HX Base Yr 2021													

1002 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	1997	1997	3	79	2,765	
2	0855	CONC PAVER	0 100	0	0	1,252.00	SF	7.00	7.00	100	2018	2018	3	97	8,501	
3	0819	CONC 12"	0 100	3	10	30.00	SF	9.50	9.50	100	1997	1997	3	72	205	
4	0861	POOL GUNIT	0 100	0	0	336.00	SF	85.00	85.00	100	2018	2018	3	84	23,990	
5	0911	SCRN RM A	0 100	0	0	540.00	SF	17.50	17.50	100	2018	2018	3	78	7,371	
6	0845	KOOL DECK	0 100	0	0	204.00	SF	7.25	7.25	100	2018	2018	3	97	1,435	
7	0476	VF 6 SBPL	0 100	0	0	60.00	LF	32.00	32.00	100	2018	2018	3	92	1,766	
8	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

TOTAL OB/XF														46,585			
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000.00						

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				458,511	
TOTAL MARKET OB/XF VALUE				46,585	
TOTAL LAND VALUE - MARKET				300,000	
TOTAL MARKET VALUE				805,096	
SOH/AGL Deduction				277,990	
ASSESSED VALUE				527,106	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				476,384	
TOTAL JUST VALUE				805,096	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				710,739	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173878	ADD 407SF	47,273	12/07/2017
10000B	NEW CONSTR	113,652	08/28/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1962/1163	2/11/2015	WD Q	I	I	01	405,000	
GRANTOR: MONROE VICKI S & FRAN							
GRANTEE: RAO SUBBA M & RADHA							
0792/0667	5/05/1997	WD Q	I	I		190,000	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: MONROE VICKIE S & F							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W25 BAS=[YR=2018] N24 W18 S32 E18 N8\$ S8 W18 N8 W17 S37 E12 S1 E9 FOP=[YR=1997] S3 E10 N3 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E10 FGR=[YR=1997] S21 E21 N21 W21 \$ E21 N38 \$.									