



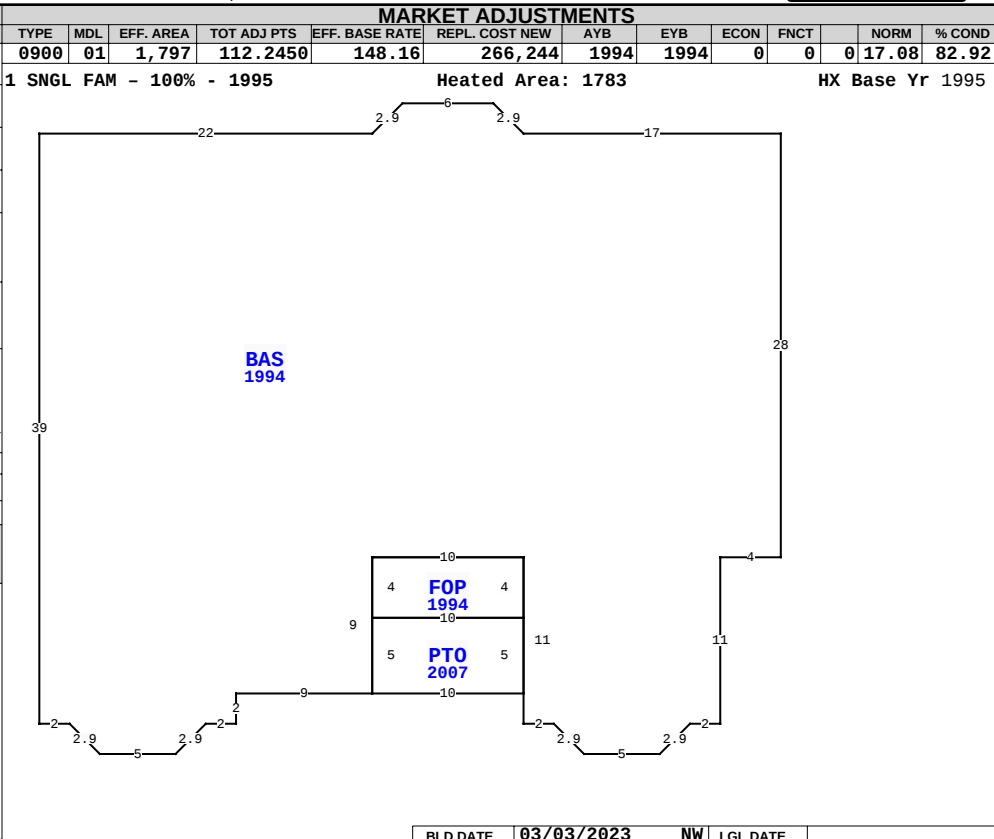
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	1994	1,783	219,049
FOP	40	30	1994	12	1,474
PTO	50	5	2007	2	245
TOTALS	1,873			1,797	220,770

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	0810	CONCRETE A	0	100	10	16	160.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	308.00	SF	6.50
4	0350	CARPORT WD	0	100	13	13	169.00	SF	13.00
5	0810	CONCRETE A	0	100	30	2	60.00	SF	6.50

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		RSF-1	0.00	0.00	1.00



94002 SHERMAN OAKS DR, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE		LAND DATE	05/07/2025
	INC DATE		AG DATE	MLU

TOTAL OB/XF									
5,554									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		239,443	
TOTAL MARKET OB/XF VALUE		5,554	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		344,997	
SOH/AGL Deduction		189,390	
ASSESSED VALUE		155,607	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		104,885	
TOTAL JUST VALUE		344,997	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004976	GARAGE	20,470	05/13/2019
00516	NEW CONSTR	77,400	09/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2390/1087	9/08/2020	QC	U	V	11	100	
GRANTOR: FREEMAN RICHARD H & L							
GRANTEE: VAN BEEK WAYNE L							
0655/0684	4/23/1992	WD	Q	V		10,000	
GRANTOR: FREEMAN RICHARD & L							
GRANTEE: VANBEEK WAYNE LAMAR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W17 L2 U2 W6 D2 L2 W22 S39 E2 R2 D2 E5 U2 R2 E2 N2 E9 PTO=[YR=2007] E10 N5 FOP=[YR=1994] N4 W10 S4 E10\$ W10 S5\$ N9 E10 S11 E2 R2 D2 E5 R2 U2 E2 N11 E4 N28\$.									

PT OF SEC 46-3N-28E
IN OR 655/684 & OR 2390/1087
(EX OR 2390/1091)

VAN BEEK WAYNE LAMAR
94002 SHERMAN OAKS DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-0000-0005-0010



BUILDING CHARACTERISTICS									
ELEMENT	CD	CONSTRUCTION							
Exterior Wall	25	MOD METAL 100							
Roof Structur	10	STEEL FRME 100							
Roof Cover	12	MODULAR MT 100							
Interior Wall	07	NONE 100							
Interior Floo	03	CONC FINSH 100							
Air Condition	01	NONE 100							
Heating Type	01	NONE 100							
Bedrooms		0 100							
Bathrooms		0 100							
Frame	05	STEEL 100							
Stories	1.	1. 100							
Units		0 100							
Occupancy	00	NONE 100							
Quality	06	Quality Level 06							
DOR CODE	0100	SINGLE FAMILY							
MAP NUM		MKT AREA		04					
NEIGHBORHOOD/LOC	4020.00								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE				
BAS	840	100	2019	840	18,673				
TOTALS	840			840	18,673				

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	840	63.2500	23.40	19,656	2019	2019	0	0	5.00	95.00
2 GARAGE RES - 100% - 1995 Heated Area: 840 HX Base Yr 1995											
24 35 35 24											
BAS 2019											