BLOCK H LOT 4
OAK GROVE UNIT 2 PB 2/60

BRAZELL STANLEY R REVOCABLE TRUST/BRAZELL STANLEY
16550 JOHNS LAKE ROAD
CLERMONT, FL 34711

2026

00-00-30-042C-000H-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

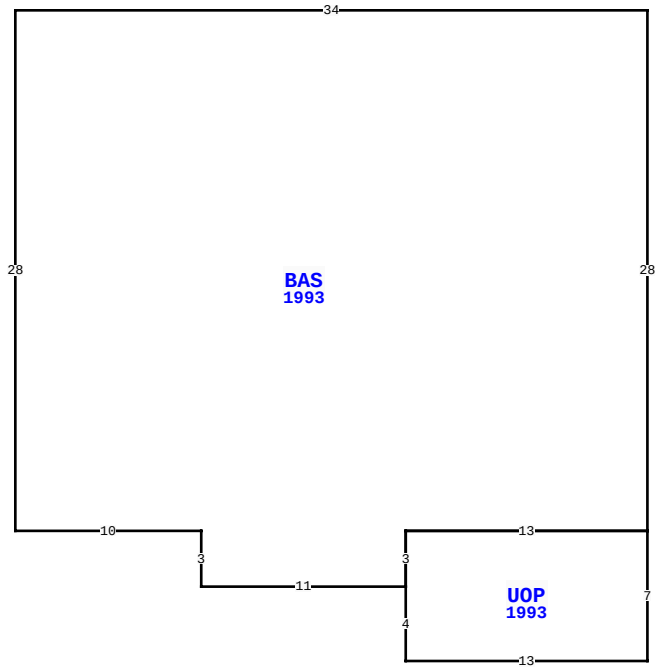
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	985	100	1993	985	87,303
UOP	91	20	1993	18	1,595
TOTALS	1,076			1,003	88,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,003	110.7000	116.24	116,589	1959	1959	0	0	0	23.75	76.25

1 SINGLE FAM 0% - 2023 Heated Area: 985 HX Base Yr



1964 OAK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	88,899
TOTAL MARKET OB/XF VALUE	1,701
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	240,600
SOH/AGL Deduction	37,464
ASSESSED VALUE	203,136
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,136
TOTAL JUST VALUE	240,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603169	REPAIR/RRF	0	08/01/1996
E951680	CHNGE SRVC	0	03/01/1995
B9501700	REPAIR/RRF	11,000	02/01/1995
M940726	H/AC	2,050	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/464	4/25/2023	SW	U	I	11	100
GRANTOR: BRAZELL STANLEY R						
GRANTEE: BRAZELL STANLEY R R						
2635/1682	4/25/2023	SW	U	I	11	100
GRANTOR: BRAZELL STANLEY R						
GRANTEE: STANLEY R BRAZELL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S28 E10 S3 E11 UOP=[YR=1993] S4 E13 N7 W13 S3$ N3 E13 N28$.

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
2	0351	CARPORT MT	0	0	27	18	486.00	SF	10.00	10.00	100	2010	2010	3	35	1,701	

LAND DESCRIPTION

TOTAL OB/XF 1,701

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	0	0006	RSF-	2100.00	100.00	100.00	FF		1.00	1.00	0.75	2,000.00	1,500.00	150,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS