LOT 67
& PT ABANDONED R/W RESOLUTION
91-111 IN OR 644/779

BARTLETT BETHANY L L/E/
863 OAK LANE
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-0430-0067-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| 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 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

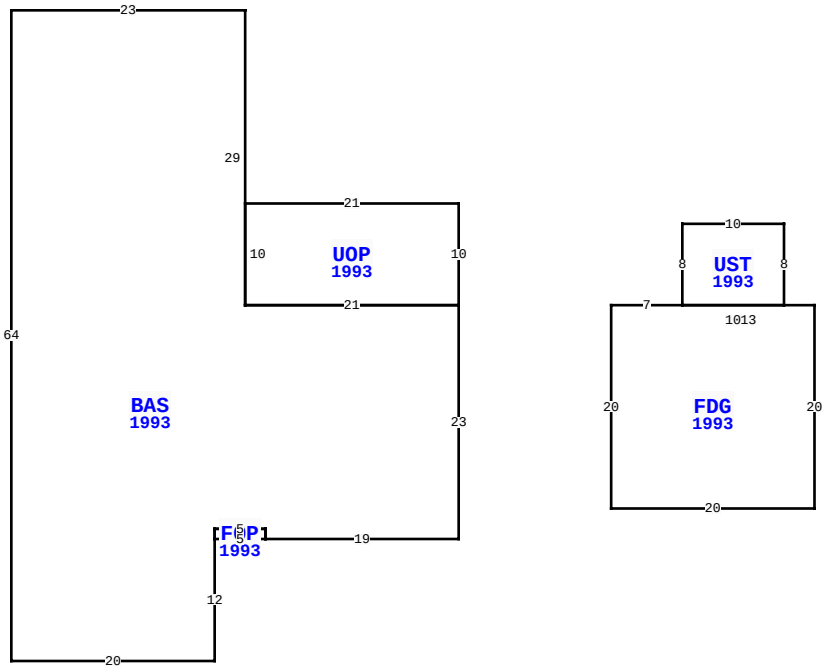
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,914 | 100 | 1993 | 1,914 | 182,335 |
| FDG | 400 | 60 | 1993 | 240 | 22,864 |
| FOP | 5 | 30 | 1993 | 2 | 191 |
| UOP | 210 | 20 | 1993 | 42 | 4,001 |
| UST | 80 | 45 | 1993 | 36 | 3,429 |
| TOTALS | 2,609 | | | 2,234 | 212,819 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,234 | 112.7000 | 118.34 | 264,372 | 1976 | 1976 | 0 | 0 | 0 | 19.50 | 80.50 |

1 SINGLE FAM 100% - 1993 Heated Area: 1914 HX Base Yr 1993




863 OAK LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2026 MLU |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 212,819 |
| TOTAL MARKET OB/XF VALUE | | 1,190 |
| TOTAL LAND VALUE - MARKET | | 220,000 |
| TOTAL MARKET VALUE | | 434,009 |
| SOH/AGL Deduction | | 303,188 |
| ASSESSED VALUE | | 130,821 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 79,410 |
| TOTAL JUST VALUE | | 434,009 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 424,179 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 0137 | H/AC | 900 | 06/01/1993 |
| 5571 | XFOB | 1,360 | 03/10/1989 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2597/1930 | 10/17/2022 | LE | U | I | 11 | 100 |
| GRANTOR: BARTLETT BETHANY L | | | | | | |
| GRANTEE: KESSEL KEVIN | | | | | | |
| 1892/0692 | 11/09/2013 | QC | U | I | 11 | 100 |
| GRANTOR: KESSEL THOMAS M | | | | | | |
| GRANTEE: KESSEL BETHANY L | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W21 N29 W23 S64 E20 N12 FOP=[YR=1993] E5 N1 W5S1$ N1 E5 S1 E19 N23$ UOP=[YR=1993] N10 W21 S10 E21$ PTR= E15 FDG=[YR=1993] E7 UST=[YR=1993] N8 E10 S8 W10 $ E13 S20 W20 N20 $ W15 $ .

### 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1976 | 1976 | 3 | 34 | 1,190 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,190

| 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-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 220,000.00 | 220,000.00 | 220,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/09/2026 BY SYS