LOT 68 IN OR 210/643
& PT ABANDONED R/W RESOLUTION
91-111 IN OR 644/779

WADE WILLIAM H & JUDITH T
875 OAK LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0430-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2.5 100
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

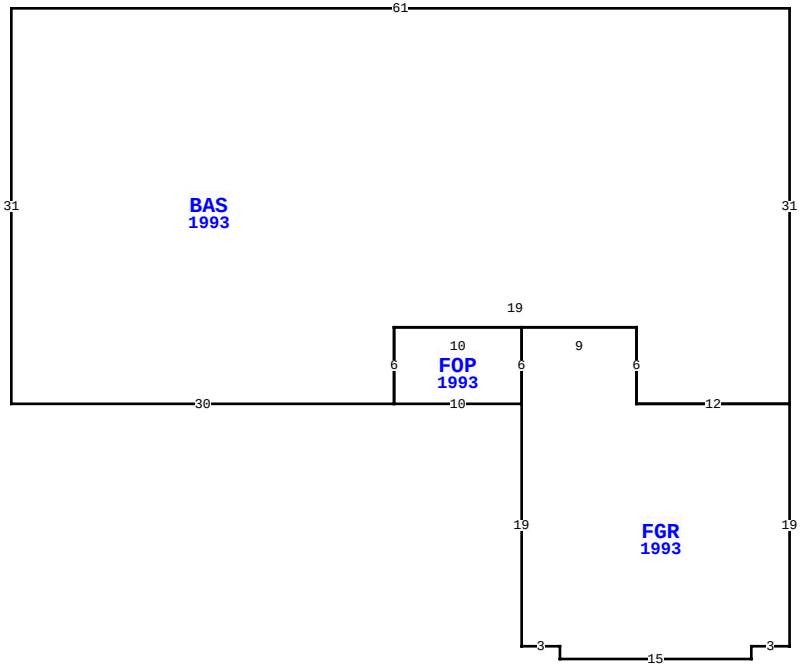
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100	1993	1,777	165,035
FGR	468	55	1993	257	23,868
FOP	60	30	1993	18	1,672
TOTALS	2,305			2,052	190,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,052	122.8430	128.99	264,687	1976	1985	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 1977 Heated Area: 1777 HX Base Yr 1977



875 OAK LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		190,575
TOTAL MARKET OB/XF VALUE		1,470
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		412,045
SOH/AGL Deduction		284,446
ASSESSED VALUE		127,599
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,188
TOTAL JUST VALUE		412,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0210/0643	1/21/1976	WD	Q	I		41,000
GRANTOR: BUCCANEER INDUSTRIAL						
GRANTEE: WADE WILLIAM H & JU						
0204/0178	1/01/1975	MS	U	V		92,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S31 E30 FOP=[YR=1993] E10 FGR=[YR=1993] S19 E3 S1 E15 N1 E3 N19 W12 N6 W9 S6 $ N6 W10S6 $ N6 E19 S6 E12 N31$.

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	1980	1980	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 1,470

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