

LOTS 69 & 70
& PT ABANDONED R/W RESOLUTION
91-111 IN OR 644/779

SWINDLE SUMMER
879 OAK LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-0430-0069-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		05	AVERAGE 90		
Exterior Wall		20	FACE BRICK 10		
Roof Structure		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floor		14	CARPET 70		
Interior Floor		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		
BUD8 Adjustme		05	DIST 1A 100		
Occupancy		00	NONE 100		
Quality		04	Quality Level 04		
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	1,712	100	1993	1,712	220,382
FGR	484	55	1993	266	34,242
FOP	88	30	1993	26	3,347
TOTALS	2,284			2,004	257,971

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,004	113.3958	157.62	315,870	1975	1985	0	0	0 18.33	81.67	
1 SNGL FAM		100% - 2023			Heated Area: 1712				HX Base Yr 2023			
				BLD DATE					LGL DATE			
				XF DATE					LAND DATE	04/21/2026 MLU		

NASSAU COUNTY PROPERTY										PAGE 1 of 1		8	
VALUATION SUMMARY													
VALUATION BY						STANDARD							
Tax Group: 8						Tax Dist:							
BUILDING MARKET VALUE						257,971							
TOTAL MARKET OB/XF VALUE						43,970							
TOTAL LAND VALUE - MARKET						330,000							
TOTAL MARKET VALUE						631,941							
SOH/AGL Deduction						220,454							
ASSESSED VALUE						411,487							
TOTAL EXEMPTION VALUE						HX HB		51,411					
BASE TAXABLE VALUE						360,076							
TOTAL JUST VALUE						631,941							
NCON VALUE						0							
INCOME VALUE													
PREVIOUS YEAR MKT VALUE						573,271							

EXTRA FEATURES							879 OAK LN, FERNANDINA BEACH				INC DATE		AG DATE				
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1980	1980	04	85	42,500	