LOT 79
IN OR 1507/1655 & OR 1758/700
OAKVIEW SUB PB 4/51

VASILYEVA NATALYA & VYACHESLAV
826 OAK LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0430-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		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

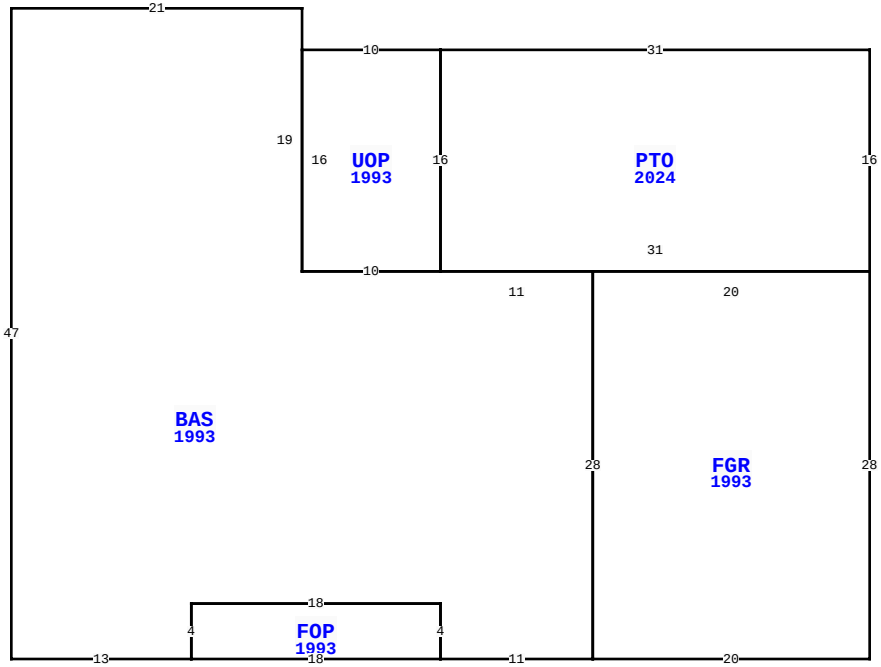
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,503	100	1993	1,503	148,871
FGR	560	55	1993	308	30,507
FOP	72	30	1993	22	2,179
PTO	496	5	2024	25	2,477
UOP	160	20	1993	32	3,170
TOTALS	2,791			1,890	187,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,890	139.7480	146.74	277,339	1975	1980	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2009 Heated Area: 1503 HX Base Yr 2009



826 OAK LN, FERNANDINA BEACH

BLD DATE	04/09/2008 DJ	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		187,204
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		407,204
SOH/AGL Deduction		271,964
ASSESSED VALUE		135,240
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,829
TOTAL JUST VALUE		407,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632684	PORCH	0	07/19/2016
B0618201	REPAIR/RRF	897	10/31/2006
P993640	REMODEL	0	10/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1758/0700	8/26/2011	WD	U	I	11	100
GRANTOR: PARSONS YULIVA V						
GRANTEE: VASILYEVA NATALYA &						
1753/1867	8/26/2011	WD	U	I	30	130,000
GRANTOR: PARSONS YULIYA V						
GRANTEE: VASILYEVA NATALYA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W11 W10 N19 W21 S47 E13 N4 E18 S4 E11 N28 $
FGR=[YR=1993;ORIG=0,28] E20 N28 W20 S28 $
UOP=[YR=1993;ORIG=-11,0] N16 W10 S16 E10 $
FOP=[YR=1993;ORIG=-29,28] E18 N4 W18 S4 $
PTO=[YR=2024;ORIG=-11,-16] E31 S16 W31 N16 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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