

LOT 2
IN OR 1370/1146
OCEAN FOREST PB 5/124

ZENKO MICHELLE M TRUSTEE
4851 OCEAN FOREST LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-046F-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																	
Exterior Wall	10	ABOVE AVG 100	0500	11	2,649	139.2326	231.13	612,263	2001	2001	0	0	11.50	88.50	VALUATION SUMMARY																	
Roof Structur	03	GABLE/HIP 100	1 SFR CUST 100% - 2005										Heated Area: 2224										Tax Group: 8 Tax Dist: STANDARD									
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE 541,853									
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE 3,229									
Interior Floo	14	CARPET 60																					TOTAL LAND VALUE - MARKET 378,000									
Interior Floo	11	CLAY TILE 40																					TOTAL MARKET VALUE 923,082									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction 556,179									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE 366,903									
Bedrooms		3 100																					TOTAL EXEMPTION VALUE HX HB 51,411									
Bathrooms		2.5 100																					BASE TAXABLE VALUE 315,492									
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE 923,082									
Stories	1.	1. 100																					NCON VALUE 0									
Units		0 100																					INCOME VALUE									
Occupancy	00	NONE 100																					PREVIOUS YEAR MKT VALUE 894,441									
Quality 03 Quality Level 03																																
DOR CODE 0100 SINGLE FAMILY																																
MAP NUM			MKT AREA			03																										
NEIGHBORHOOD/LOC 3033.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	2,224	100	2001	2,224	454,919																											
FGR	621	55	2001	342	69,956																											
FOP	32	30	2001	10	2,045																											
FOP	124	30	2001	37	7,569																											
PTO	32	5	2001	2	409																											
PTO	102	5	2001	5	1,023																											
UOP	64	20	2001	13	2,659																											
USP	55	30	2010	16	3,273																											
TOTALS 3,254			2,649			541,853																										
EXTRA FEATURES			4851 OCEAN FOREST LN, FERNANDINA BEACH																													
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															
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905																
4	0911	SCRN RM A	0	100	30	3	90.00	SF	18.00	18.00	100	2004	2004	3	20	324																
TOTAL OB/XF 3,229																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE															
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	360,000.00	378,000.00	378,000															
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 378,000 Market: 0 Agricultural: 0 Common: 378,000 PRINTED 07/09/2026 BY SYS																																