

SEABERT SALLY A IRREVOC TRUST/SEABERT ANTHONY JAME
1641 OCEAN FORREST DR
FERNANDINA BEACH, FL 32034

00-00-30-046F-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD		16 WD FR STUC 100		03 GABLE/HIP 100		1 SFR CUST		100% - 1996		Heated Area: 2926		HX Base Yr 1996		VALUATION BY		STANDARD											
Exterior Wall		03		16 WD FR STUC 100		03 GABLE/HIP 100		1 SFR CUST		100% - 1996		Heated Area: 2926		HX Base Yr 1996		Tax Group: 8		Tax Dist:											
Roof Structur		03		16 WD FR STUC 100		03 GABLE/HIP 100		1 SFR CUST		100% - 1996		Heated Area: 2926		HX Base Yr 1996		BUILDING MARKET VALUE		606,137											
Roof Cover		03		16 WD FR STUC 100		03 GABLE/HIP 100		1 SFR CUST		100% - 1996		Heated Area: 2926		HX Base Yr 1996		TOTAL MARKET OB/XF VALUE		2,360											
Interior Wall		05		16 WD FR STUC 100		03 GABLE/HIP 100		1 SFR CUST		100% - 1996		Heated Area: 2926		HX Base Yr 1996		TOTAL LAND VALUE - MARKET		378,000											
Interior Floo		14		16 WD FR STUC 100		03 GABLE/HIP 100		1 SFR CUST		100% - 1996		Heated Area: 2926		HX Base Yr 1996		TOTAL MARKET VALUE		986,497											
Interior Floo		11		16 WD FR STUC 100		03 GABLE/HIP 100		1 SFR CUST		100% - 1996		Heated Area: 2926		HX Base Yr 1996		SOH/AGL Deduction		664,611											
Air Condition		03		16 WD FR STUC 100		03 GABLE/HIP 100		1 SFR CUST		100% - 1996		Heated Area: 2926		HX Base Yr 1996		ASSESSED VALUE		321,886											
Heating Type		04		16 WD FR STUC 100		03 GABLE/HIP 100		1 SFR CUST		100% - 1996		Heated Area: 2926		HX Base Yr 1996		TOTAL EXEMPTION VALUE		HX HB 51,411											
Bedrooms				16 WD FR STUC 100		03 GABLE/HIP 100		1 SFR CUST		100% - 1996		Heated Area: 2926		HX Base Yr 1996		BASE TAXABLE VALUE		270,475											
Bathrooms				16 WD FR STUC 100		03 GABLE/HIP 100		1 SFR CUST		100% - 1996		Heated Area: 2926		HX Base Yr 1996		TOTAL JUST VALUE		986,497											
Frame		02		16 WD FR STUC 100		03 GABLE/HIP 100		1 SFR CUST		100% - 1996		Heated Area: 2926		HX Base Yr 1996		NCON VALUE		0											
Stories		1.		1. 100		0 100		00 NONE 100								INCOME VALUE													
Units		00		1. 100		0 100		00 NONE 100								PREVIOUS YEAR MKT VALUE		959,162											
Occupancy		00		1. 100		0 100		00 NONE 100																					
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		2,926		100		1993		2,926		517,676																			
FGR		588		55		1993		323		57,146																			
FOP		48		30		1993		14		2,477																			
FOP		233		30		2010		70		12,384																			
FST		160		55		1993		88		15,569																			
UOP		25		20		1993		5		885																			
TOTALS		3,980						3,426		606,137																			
EXTRA FEATURES																													
1641 OCEAN FOREST DR, FERNANDINA BEACH																													
BLD DATE																													
XF DATE																													
INC DATE																													
LGL DATE																													
LAND DATE																													
AG DATE																													
OB/XF MKT VALUE																													
NOTES																													
1 0500		FP-PRE FAB		0 100		0 0		1.00		UT 3,500.00		3,500.00		100		1991		1991 3 66 2,310											
3 1242		WD DECK A		0 100		5 5		25.00		SF 10.00		10.00		100		1991		1991 3 20 50											