LOT 5
IN OR 601 PG 598
OCEAN FOREST PB 5/124

MISCHLEY WALTER A & DEBORAH L
1637 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-046F-0005-0000

BUILDING CHARACTERISTICS

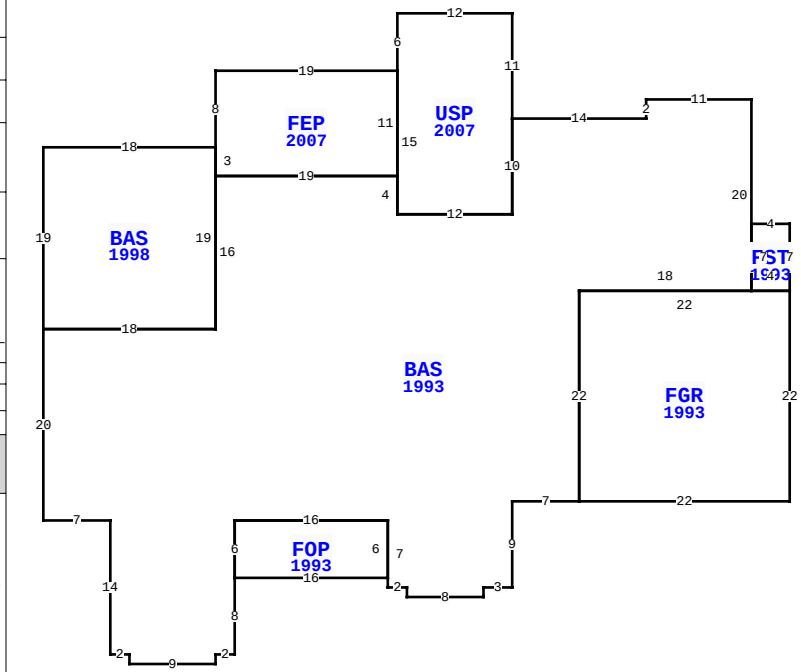
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	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	2,344	100	1993	2,344	437,267
BAS	342	100	1998	342	63,799
FEP	209	80	2007	167	31,153
FGR	484	55	1993	266	49,621
FOP	96	30	1993	29	5,410
FST	28	55	1993	15	2,798
USP	252	30	2007	76	14,178
TOTALS	3,755			3,239	604,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,239	133.7818	222.08	719,317	1987	1993	0	0	0	16.00	84.00

1 SFR CUST 100% - 1991 Heated Area: 2686 HX Base Yr 1991



1637 OCEAN FOREST DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		604,226
TOTAL MARKET OB/XF VALUE		5,752
TOTAL LAND VALUE - MARKET		378,000
TOTAL MARKET VALUE		987,978
SOH/AGL Deduction		667,400
ASSESSED VALUE		320,578
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		269,167
TOTAL JUST VALUE		987,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		959,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14902	ADDITION	3,488	04/01/2005
B9704388	B002	25,250	10/01/1997
BP4108	N/A	85,380	05/21/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0601/0598	7/05/1990	WD	Q	I		177,700
GRANTOR: GRIFFIN RANSOM & M J						
GRANTEE: MISCHLEY WALTER & D						
0518/0077	5/19/1987	WD	Q	V		20,000
GRANTOR: OCEAN FOREST PTNSP						
GRANTEE: GRIFFIN RANSOM & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S2 W14 USP=[YR=2007] N11 W12 S6 FEP=[YR=2007] W19 S8 BAS=[YR=1998] W18S19 E18 N19 $ S3 E19 N11$ S15 E12 N10$ S10 W12 N4 W19 S16 W18 S20 E7 S14 E2 S1 E9 N1 E2 N8 FOP=[YR=1993] E16 N6 W16 S6 $ N6 E16 S7 E2 S1 E8 N1 E3 N9 E7 FGR=[YR=1993] E22 N22 FST=[YR=1993] N7 W4 S7 E4 $ W22 S22 $ N22 E18 N20 $.

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	0820	WOOD WALK	0	100	0	0	264.00	SF	11.75	11.75	100	1990	1990	3	40	1,241	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	58	1,160	
4	0820	WOOD WALK	0	100	0	0	547.00	SF	11.75	11.75	100	2000	2000	3	40	2,571	
5	1242	WD DECK A	0	100	0	0	390.00	SF	10.00	10.00	100	2000	2000	3	20	780	

LAND DESCRIPTION

TOTAL OB/XF 5,752

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	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