LOT 7
IN OR 796/1463
OCEAN FOREST PB 5/124

ROUSE DAVID & PHYLLIS J
1633 OCEAN FOREST DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-046F-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

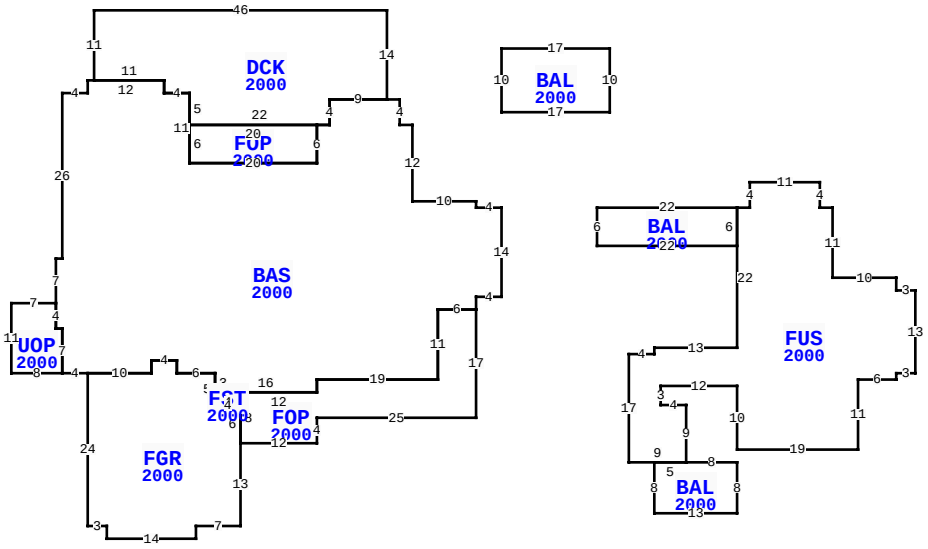
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	104	15	2000	16	2,883
BAL	132	15	2000	20	3,604
BAL	170	15	2000	26	4,685
BAS	2,529	100	2000	2,529	455,697
DCK	695	10	2000	70	12,613
FGR	592	55	2000	326	58,741
FOP	120	30	2000	36	6,486
FOP	312	30	2000	94	16,937
FST	8	55	2000	4	721
FUS	1,051	100	2000	1,051	189,378
TOTALS	5,797			4,189	754,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,189	124.0536	205.93	862,641	2000	2000	0	0	0	12.50	87.50

1 SFR CUST 100% - 2008 Heated Area: 3580 HX Base Yr 2008



** This building has 11 Sub-Areas

1633 OCEAN FOREST DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		754,811
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		378,000
TOTAL MARKET VALUE		1,135,646
SOH/AGL Deduction		693,327
ASSESSED VALUE		442,319
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		390,908
TOTAL JUST VALUE		1,135,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,101,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905935	NEW CONSTR	250,000	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0796/1463	6/17/1997	WD	Q	V		48,000
GRANTOR: SIMMONS LOU J						
GRANTEE: ROUSE DAVID & PHYLL						
0642/0347	11/26/1991	QC	Q	V	06	100
GRANTOR: OCEAN FOREST PRTNRSP						
GRANTEE: SIMMONS RALPH & LOU						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	

BUILDING DIMENSIONS

BAS=[YR=2000] W4 N1 W10 N12 W2 N4 W2 DCK=[YR=2000] N14 W46 S11 E11 S2 E4 S5 FOP=[YR=2000] S6 E20 N6 W20 $ E22 N4 E9 $ W9 S4 W2 S6 W20 N11 W4 N2 W12 S2 W4 S26 W1 S7 UOP=[YR=2000] W7 S11 E8 N7 W1 N4 $ S4 E1 S7 E4 FGR=[YR=2000] S24 E3 S2 E14 N2 E7 N13 FOP=[YR=2000] E12 N4 E25 N17 W6 S11 W19 S2 W12 FST=[YR=2000] W4 S2 E4 N2 $ S8 $ N6 W4 N5 W6 N2 W4 S2 W10 $ E10 N2 E4 S2 E6 S3 E16 N2 E19 N11 E6 N2 E4 N14 $ PTR= E15 BAL=[YR=2000] E22 FUS=[YR=2000] E2 N4 E11 S4 E2 S11 E10 S2 E3 S13 W3 S1 W6 S11 W19 N10 W12 S3 E4 S9 BAL=[YR=2000] E8 S8 W13 N8 E5 $ W9 N17 E4 N1 E13 N22 $ S6 W22 N6 $ W15 $ PTR= N15 BAL=[YR=2000] E17 N10 W17 S10 $ S15 $.

LAND DESCRIPTION

TOTAL OB/XF 2,835

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