LOT 10
IN OR 1839/7
OCEAN FOREST PB 5/124

MCGRATH MELINDA J REVOC TRUST/MCGRATH MELINDA J TR
1619 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-046F-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

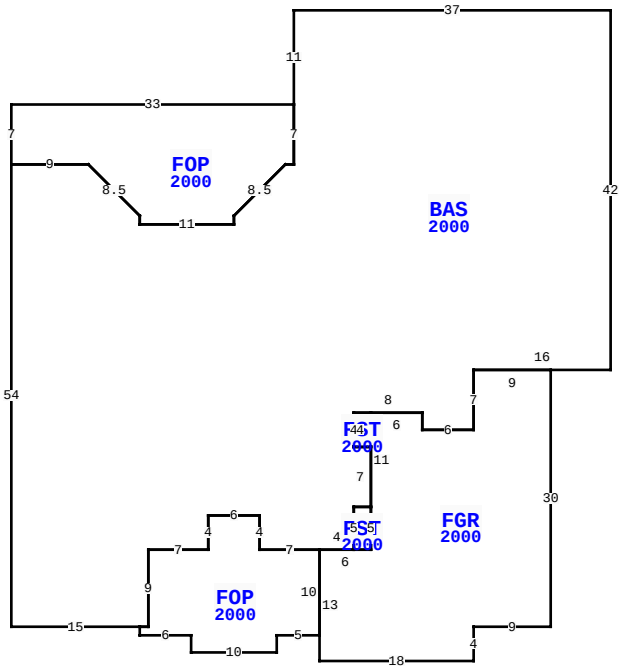
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,289	100	2000	3,289	644,835
FGR	684	55	2000	376	73,718
FOP	245	30	2000	74	14,508
FOP	344	30	2000	103	20,194
FST	8	55	2000	4	784
FST	10	55	2000	6	1,177
TOTALS	4,580			3,852	755,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,852	132.7023	220.29	848,557	2000	2002	0	0	0	11.00	89.00

1 SFR CUST 100% - 2007 Heated Area: 3289 HX Base Yr 2007



1619 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		755,216
TOTAL MARKET OB/XF VALUE		45,812
TOTAL LAND VALUE - MARKET		378,000
TOTAL MARKET VALUE		1,179,028
SOH/AGL Deduction		702,095
ASSESSED VALUE		476,933
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		420,522
TOTAL JUST VALUE		1,179,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,123,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006763	SWIM POOL	18,745	01/01/2000
B9906436	NEW CONSTR	191,000	09/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1839/0007	9/28/2012	WD	U	I	30	100
GRANTOR: MCGRATH MELINDA J						
GRANTEE: MCGRATH MELINDA J T						
1463/1787	12/07/2006	WD	Q	I		850,000
GRANTOR: FINCH STEVE H & SARAH						
GRANTEE: MCGRATH WILLIAM J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W37 S11 FOP=[YR=2000] W33 S7 E9 D6 R6 S1 E11 N1 R6 U6 E1 N7 $ S7 W1 D6 L6 S1 W11 N1 L6 U6 W9 S54 E15 FOP=[YR=2000] S1 E6 S2 E10 N2 E5 N10 W7 N4 W6 S4 W7 S9 W1$ E1 N9 E7 N4 E6 S4 E7 FGR=[YR=2000] S13 E18 N4 E9 N30 W9 S7 W6 N2 W6 FST=[YR=2000] W2 S4 E2 N4 $ S11 FST=[YR=2000] W2 S5 E2 N5 $ S5 W6 $ E4 N5 E2 N7 W2 N4 E8 S2 E6 N7 E16 N42 $.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2000	2000	04	85	42,500	
5	0910	SCRN RM L	0	100	0	0	854.00	SF	15.00	15.00	100	2000	2000	3	20	2,562	
6	1125	CB/STC 6"	0	100	0	0	136.00	SF	7.35	7.35	100	2000	2000	3	75	750	

LAND DESCRIPTION

TOTAL OB/XF 45,812

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	0003	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 02/26/2024 BY KBA Total Acres: 0.00 Total Land Value: 378,000 Market: 0 Agricultural: 0 Common: 378,000 PRINTED 07/09/2026 BY SYS