LOT 11
IN OR 1851/1094
OCEAN FOREST PB 5/124

BAKER JESSE BENJAMIN
1617 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-046F-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

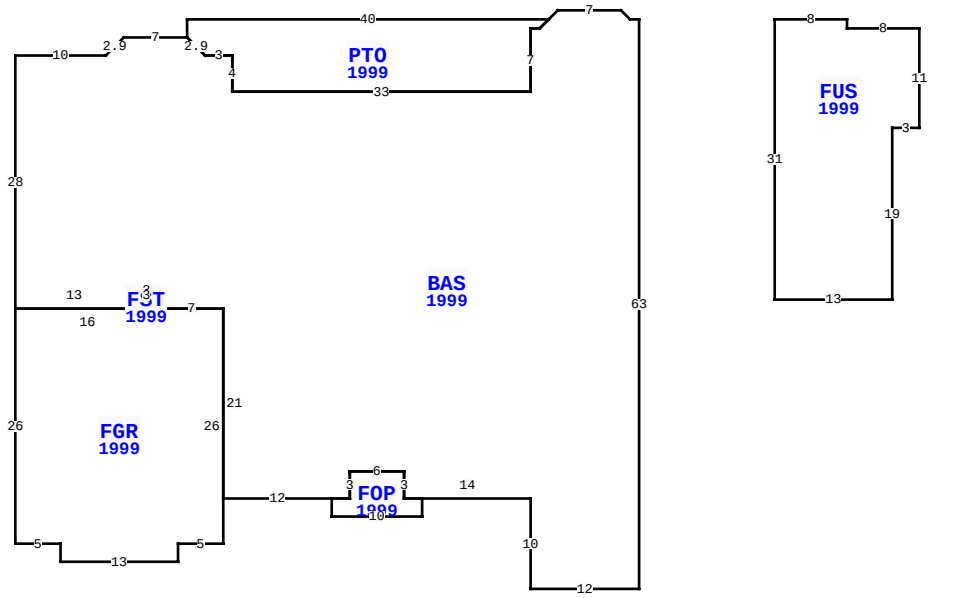
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,935	100	1999	2,935	570,098
FGR	624	55	1999	343	66,625
FOP	38	30	1999	11	2,137
FST	6	55	1999	3	583
FUS	431	100	1999	431	83,718
PTO	284	5	1999	14	2,720
TOTALS	4,318			3,737	725,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,737	133.7310	221.99	829,577	1999	1999	0	0	0	12.50	87.50

1 SFR CUST 100% - 2016 Heated Area: 3366 HX Base Yr 2016



1617 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		725,880
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		378,000
TOTAL MARKET VALUE		1,106,680
SOH/AGL Deduction		606,289
ASSESSED VALUE		500,391
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		448,980
TOTAL JUST VALUE		1,106,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,071,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805592	NEW CONSTR	178,050	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1851/1094	4/17/2013	TD	Q	I	02	455,000
GRANTOR: HILL RANA DENISE TRUS						
GRANTEE: BAKER JESSE BENJAMI						
1752/0685	8/08/2011	QC	U	I	11	100
GRANTOR: HILL MAHLON H						
GRANTEE: HILL MAHLON HUBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W1 L1 U1 W7 D1 L1 PTO=[YR=1999] W40S2 R2 D2 E3 S4 E33 N7 E1 U1 R1 $ D1 L1 W1 S7 W33 N4 W3 U2 L2 W7 D2 L2 W10 S28 FGR=[YR=1999] S26 E5 S2 E13 N2 E5 N26 W7 FST=[YR=1999] N2 W3 S2 E3 $ W16 $ E13 N2 E3 S2 E7 S21 E12 FOP=[YR=1999] S2 E10 N2 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E14 S10 E12 N63 $ PTR= E15 FUS=[YR=1999] E8 S1 E8 S11 W3 S19 W13 N31 $ W15 $.

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	1999	1999	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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