

LOT 14
IN OR 793/1116
OCEAN FOREST PB 5/124

COX DAVID WAYNE
1618 OCEAN FOREST DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-046F-0014-0000



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,001	100	1998	2,001	388,440
FGR	648	55	1998	356	69,108
FOP	60	30	1998	18	3,494
FOP	73	30	1998	22	4,271
FOP	152	30	1998	46	8,930
PTO	133	5	1998	7	1,359

TOTALS	3,067			2,450	475,601
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

1 SFR CUST 100% - 1999

Heated Area: 2001

HX Base Yr 1999

Floor plan diagram showing various rooms and areas labeled with codes and years: PTO 1998, FOP 1998, BAS 1998, FGR 1998. Dimensions are provided for various sections.

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/09/2026 MLU

TOTAL OB/XF									
2,765									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		475,601	
TOTAL MARKET OB/XF VALUE		2,765	
TOTAL LAND VALUE - MARKET		360,000	
TOTAL MARKET VALUE		838,366	
SOH/AGL Deduction		589,870	
ASSESSED VALUE		248,496	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		197,085	
TOTAL JUST VALUE		838,366	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		817,371	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804662	NEW CONSTR	133,800	02/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0793/1116	5/15/1997	WD	Q	I	
GRANTOR: COPELAND E O					SALE PRICE
GRANTEE: COX DAVID WAYNE					
0529/0393	10/20/1987	WD	Q	V	
GRANTOR: OCEAN FOREST PTNRSH					27,800
GRANTEE: COPELAND E O					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W4 FOP=[YR=1998] N6 W10 S6 E10 \$ W14 PTO=[YR=1998] N7 W19 S7 FOP=[YR=1998] S8 E19 N8 W19 \$ E19 \$ S8 W19 N15 W12 S51 E10 FOP=[YR=1998] S4 E10 N6 U3 L3 W4 S3 D2 L2 W1\$ E1 U2 R2 N3 E4 D2 R3 E8 FGR=[YR=1998] S28 E24 N26 W12 N2 W12 \$ E12 S2 E9 N5 R2 U2 N6 L2 U2 N28 \$.									