LOT 17
IN OR 522 PG 844
ESMT PT OR 537/22

AYERS PAUL W & ELYN SUE G
PO BOX 232
FERNANDINA BEACH, FL 32035-0232

2026

00-00-30-046F-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

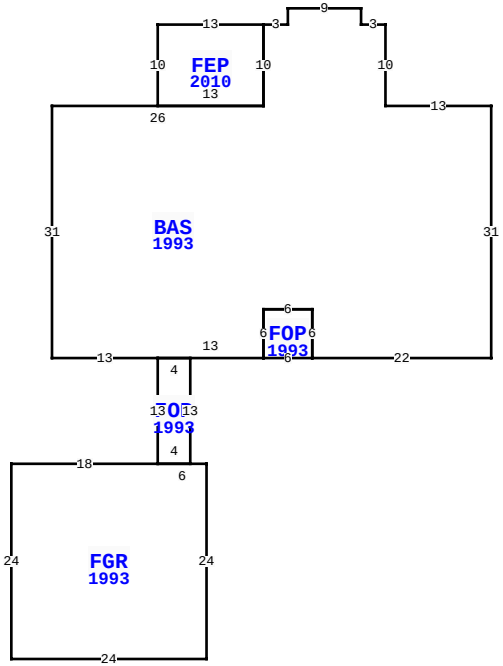
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	1,806	100	1993	1,806	341,508
FEP	130	80	2010	104	19,666
FGR	576	55	1993	317	59,943
FOP	36	30	1993	11	2,080
FOP	52	30	1993	16	3,025
TOTALS	2,600			2,254	426,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,254	139.7686	232.02	522,973	1988	1988	0	0	0	18.50	81.50

1 SFR CUST 100% - 1990 Heated Area: 1806 HX Base Yr 1990



1624 OCEAN FOREST DR, FERNANDINA BEACH

BLD DATE	05/29/2012 KK	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		426,223
TOTAL MARKET OB/XF VALUE		2,494
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		788,717
SOH/AGL Deduction		568,776
ASSESSED VALUE		219,941
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		163,530
TOTAL JUST VALUE		788,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		766,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4460	NEW CONSTR	73,200	10/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0522/0844	7/20/1987	WD	Q	V		24,000

GRANTOR: OCEAN FOREST PTNSP
GRANTEE: AYERS PAUL & ELYN S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N10 W3 N2 W9 S2 W3 FEP=[YR=2010] W13 S10 E13 N10$ S10 W26 S31 E13 FOP=[YR=1993] S13 FGR=[YR=1993] W18 S24 E24N24 W6$ E4 N13 W4$ E13 FOP=[YR=1993] E6 N6 W6 S6$ N6 E6 S6 E22 N31$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	60	1,200	
4	1242	WD DECK A	0	100	0	0	647.00	SF	10.00	10.00	100	1990	1990	3	20	1,294	

LAND DESCRIPTION

TOTAL OB/XF 2,494

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	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	360,000.00	360,000.00	360,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS