LOT 18
IN OR 1254/1965
OCEAN FOREST PB 5/124

GORDON ALAN B
1626 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-046F-0018-0000

BUILDING CHARACTERISTICS

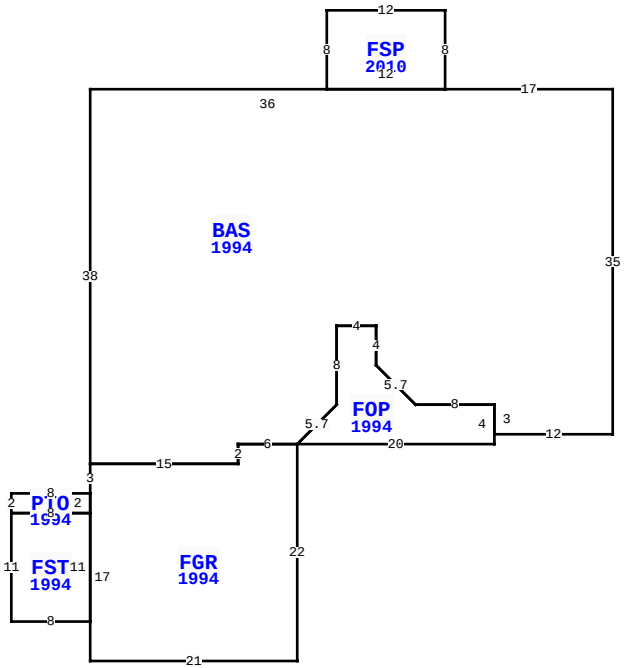
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,814	100	1994	1,814	311,461
FGR	432	55	1994	238	40,864
FOP	112	30	1994	34	5,837
FSP	96	40	2010	38	6,525
FST	88	55	1994	48	8,241
PTO	16	5	1994	1	172
TOTALS	2,558			2,173	373,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,173	134.4168	223.13	484,861	1994	1994	0	0	0	23.05	76.95

1 SFR CUST 100% - 2007 Heated Area: 1814 HX Base Yr 2007



1626 OCEAN FOREST DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		373,101
TOTAL MARKET OB/XF VALUE		11,198
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		744,299
SOH/AGL Deduction		440,340
ASSESSED VALUE		303,959
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		252,548
TOTAL JUST VALUE		744,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		735,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003983	ADD SCREEN ENCLOS	15,500	04/08/2024
R1313732	REPAIR/RRF	11,000	12/01/2013
B0676	NEW CONSTR	94,785	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1254/1965	8/25/2004	WD	U	I	07	100
GRANTOR: MORGAN CONRAD W & RUT						
GRANTEE: GORDON ALAN B						
1252/0120	8/10/2004	WD	Q	I		262,000
GRANTOR: MORGAN CONRAD W & RUT						
GRANTEE: GORDON ALAN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W17 FSP=[YR=2010] N8 W12 S8 E12 $ W36 S38 FGR=[YR=1994] S3 PTO=[YR=1994] W8 S2 FST=[YR=1994] S11 E8 N11 W8 $ E8 N2 $ S17 E21 N22 FOP=[YR=1994] E20 N4 W8 U4 L4 N4 W4 S8 D4 L4 $ W6 S2 W15 $ E15 N2 E6 U4 R4 N8 E4 S4 D4 R4 E8 S3 E12 N35 $.

EXTRA FEATURES

L N	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	1994	1994	3	72	2,520	
4	0912	SCRN RM G	0	100	0	0	426.00	SF	21.00	21.00	100	2025	2024		97	8,678	

LAND DESCRIPTION

TOTAL OB/XF 11,198

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 08/21/2024 BY DJ Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS