LOT 22
OCEAN FOREST PB 5/124

MARX NANCY ANN REVOCABLE TRUST/MARX NANCY ANN TRUS
1634 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-046F-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

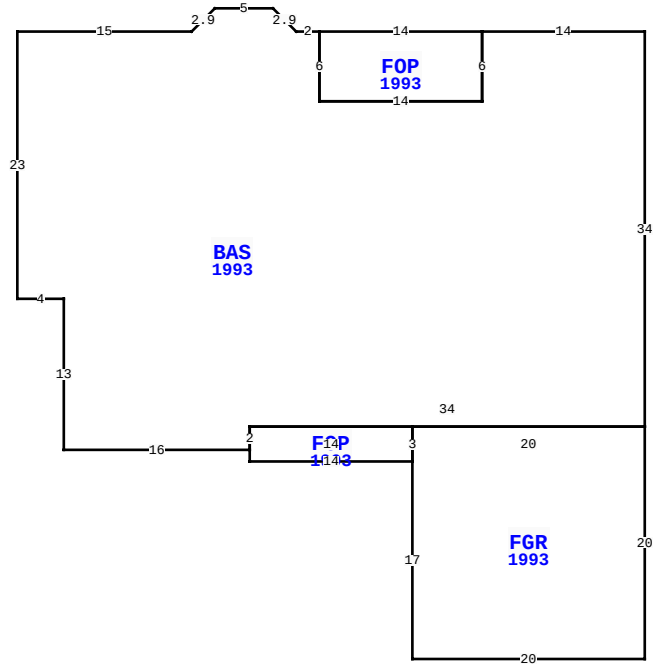
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,754	100	1993	1,754	362,501
FGR	400	55	1993	220	45,467
FOP	42	30	1993	13	2,687
FOP	84	30	1993	25	5,167
TOTALS	2,280			2,012	415,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,012	149.1031	247.51	497,990	1987	1992	0	0	0	16.50	83.50

1 SFR CUST 100% - 2017 Heated Area: 1754 HX Base Yr 2017



1634 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		415,822
TOTAL MARKET OB/XF VALUE		4,242
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		780,064
SOH/AGL Deduction		541,770
ASSESSED VALUE		238,294
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		186,883
TOTAL JUST VALUE		780,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		758,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218969	REPAIR/RRF	15,742	08/01/2021
B19167	ADDITION	10,900	12/01/2006
B874210	N/A	64,100	07/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/95	6/03/2024	QC	U	I	11	100
GRANTOR: MARX NANCY ANN						
GRANTEE: MARX NANCY ANN REVO						
2443/0271	3/16/2021	QC	U	I	11	100
GRANTOR: BOWE CLARENCE EDWARD						
GRANTEE: MARX NANCY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] W14 S6 E14 N6$ S6 W14 N6 W2 L2 U2 W5 D2 L2 W15 S23 E4 S13 E16 FOP=[YR=1993] S1 E14 FGR=[YR=1993] S17 E20 N20 W20 S3$ N3 W14 S2$ N2 E34 N34$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	
4	0911	SCRN RM A	0	100	0	0	512.00	SF	18.00	18.00	100	2007	2007	3	24	2,212	

LAND DESCRIPTION

TOTAL OB/XF 4,242

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 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