



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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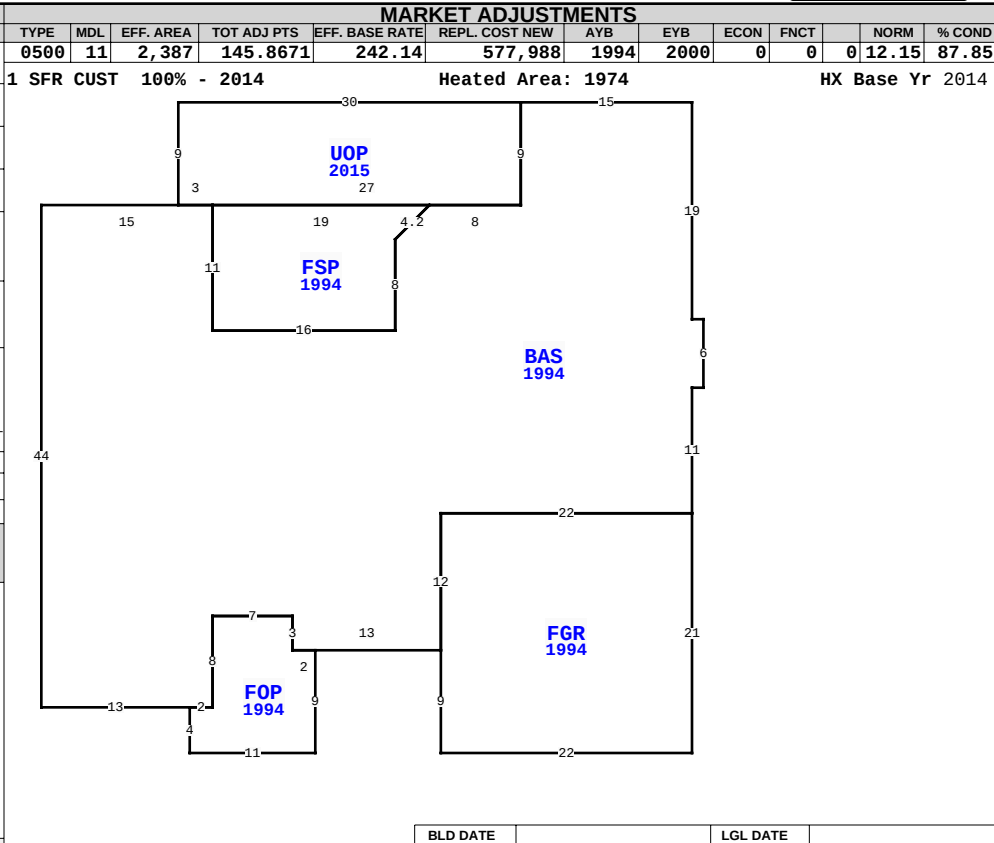
NEIGHBORHOOD/LOC	3033.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	1994	1,974	419,909
FGR	462	55	1994	254	54,031
FOP	110	30	1994	33	7,020
FSP	181	40	1994	72	15,316
UOP	270	20	2015	54	11,487
TOTALS	2,997			2,387	507,762

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1994	1994	04	85	42,500	
6	0911	SCRN RM A	0	100	0	0	1,386.00	SF	18.00	18.00	100	2015	2015	3	60	14,969	

LAND DESCRIPTION			TOTAL OB/XF 59,989														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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



1636 OCEAN FOREST DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/09/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1994	1994	04	85	42,500	
6	0911	SCRN RM A	0	100	0	0	1,386.00	SF	18.00	18.00	100	2015	2015	3	60	14,969	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				507,762	
TOTAL MARKET OB/XF VALUE				59,989	
TOTAL LAND VALUE - MARKET				360,000	
TOTAL MARKET VALUE				927,751	
SOH/AGL Deduction				599,504	
ASSESSED VALUE				328,247	
TOTAL EXEMPTION VALUE		HX HB WX		56,411	
BASE TAXABLE VALUE				271,836	
TOTAL JUST VALUE				927,751	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				871,836	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531000	SCRNRM	30,035	08/01/2015
B1328069	REPAIR/RRF	80,000	12/01/2013
B00841	SWIM POOL	13,300	03/01/1994
B00710	NEW CONSTR	85,860	01/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2693/395	1/23/2024	SW	U	I	11	100	
GRANTOR: WHITE THOMAS E & REBE							
GRANTEE: THE WHITE FAMILY RE							
1813/0528	8/31/2012	WD	Q	I	02	250,000	
GRANTOR: TILLMAN CHRISTINA GER							
GRANTEE: WHITE THOMAS E & RE							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=1994] W1 N19 W15 UOP=[YR=2015] W30 S9 E3 FSP=[YR=1994] S11 E16 N8 U3 R3 W19\$ E27 N9\$ S9 W8 D3 L3 S8 W16 N11 W15 S44 E13FOP=[YR=1994] S4 E11 N9 W2 N3 W7 S8 W2 \$ E2 N8 E7 S3 E13 FGR=[YR=1994] S9 E22 N21 W22 S12 \$ N12 E22 N11 E1 N6 \$.																	