

LOT 25
IN OR 1020/102 & OR 1598/460
OCEAN FOREST PB 5/124

DEMERTSIDIS GUS & MONICA A
1640 OCEAN FOREST DRIVE
FERNANDINA BEACH, FL 32034-5624

2026

00-00-30-046F-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

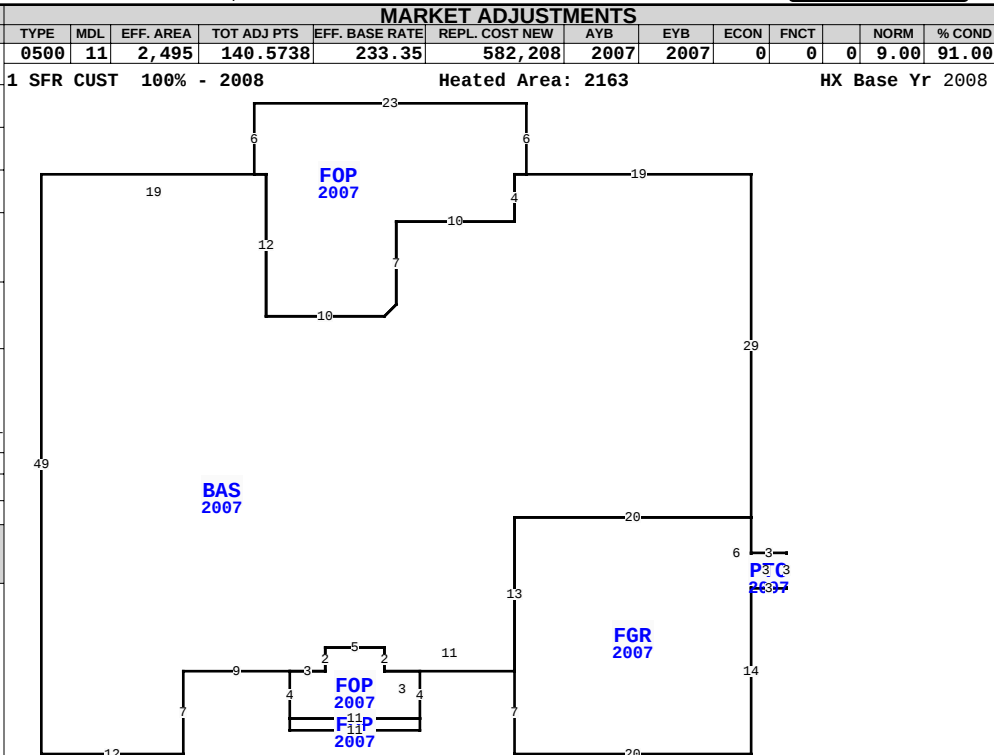
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,163	100	2007	2,163	459,310
FGR	400	55	2007	220	46,717
FOP	11	30	2007	3	637
FOP	54	30	2007	16	3,398
FOP	310	30	2007	93	19,749
PTO	9	5	2007	0	0

TOTALS	2,947			2,495	529,809
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
4	0910	SCRN RM L	0	100	31	682.00	SF	15.00	15.00
7	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00
9	0910	SCRN RM L	0	100	22	132.00	SF	15.00	15.00

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		RSF-1	0.00	0.00	1.00



BLD DATE	07/24/2007	KK	LGL DATE	
XF DATE			LAND DATE	04/09/2026
INC DATE			AG DATE	MLU

TOTAL OB/XF									
47,349									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					529,809				
TOTAL MARKET OB/XF VALUE					47,349				
TOTAL LAND VALUE - MARKET					360,000				
TOTAL MARKET VALUE					937,158				
SOH/AGL Deduction					558,977				
ASSESSED VALUE					378,181				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					326,770				
TOTAL JUST VALUE					937,158				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					879,468				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22265	ADDITION	3,200	02/01/2009
M12710	TANKS/BLRS	0	02/01/2007
C19280	CO ISSUED	0	01/01/2007
E18658	ELEC OTHER	2,000	01/01/2007
P12008	OTHER	0	01/01/2007
R09994	REPAIR/RRF	2,800	01/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1598/0460	12/23/2008	QC	Q	I	01		100
GRANTOR: DEMERTSIDIS GUS							
GRANTEE: DEMERTSIDIS GUS & M							
1020/0102	11/19/2001	WD	Q	V			73,900
GRANTOR: COURTER ROBERT							
GRANTEE: DEMERTSIDIS GUS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W19 FOP=[YR=2007] N6 W23 S6 E1 S12 E10 U1 R1 N7 E10 N4 E1\$ W1 S4 W10 S7 D1 L1 W10 N12 W19 S49 E12 N7 E9 FOP=[YR=2007] S4 FOP=[YR=2007] S1 E11 N1 W11\$ E11 N4 W3 N2 W5 S2 W3\$ E3 N2 E5 S2 E11 FGR=[YR=2007] S7 E20 N14 PTO=[YR=2007] E3 N3 W3 S3\$ N6 W20 S13\$ N13 E20 N29\$.									