

LOT 26
IN OR 708/846
OCEAN FOREST PB 5/124

BELL WADE H III & PAMELA S
1642 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-046F-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	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	2,506	100	1994	2,506	478,108
FGR	354	55	1994	195	37,203
FOP	56	30	1994	17	3,243
FOP	260	30	1994	78	14,881
TOTALS	3,176			2,796	533,436

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
6	0910	SCRN RM L	0	100	0	0	1,669.00	SF	15.00
7	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00
8	0754	FOP	0	100	6	10	60.00	SF	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,796	135.4531	224.85	628,681	1994	1994	0	0	15.15	84.85
1 SFR CUST 100% - 1995 Heated Area: 2506 HX Base Yr 1995											
1642 OCEAN FOREST DR, FERNANDINA BEACH											
BLD DATE: 04/09/2026 MLU											

TOTAL OB/XF											
50,850											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			533,436
TOTAL MARKET OB/XF VALUE			50,850
TOTAL LAND VALUE - MARKET			360,000
TOTAL MARKET VALUE			944,286
SOH/AGL Deduction			660,910
ASSESSED VALUE			283,376
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			231,965
TOTAL JUST VALUE			944,286
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			889,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14656	ADDITION	12,250	02/01/2005
B9401383	SWIM POOL	15,250	10/01/1994
B0711	NEW CONSTR	97,887	01/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0708/0846	7/01/1994	WD	Q	I		157,700	
GRANTOR: SEAWARD HOMES INC							
GRANTEE: BELL WADE H III & P							
0696/0785	1/14/1994	WD	Q	V	06	28,500	
GRANTOR: PAPROCKI MICHAEL & DO							
GRANTEE: SEAWARD HOMES INC							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1994] W29 S54 FGR=[YR=1994] S18 E21 FOP=[YR=1994] E7 N8 W7 S8 \$ N10 W3 N8 W18 \$ E18 S8 E3 S2 E7 S3 E12 S5 E17 N31 FOP=[YR=1994] N10 W26 S10 E26 \$ W26 N10 W2 N31 \$.									