

LOT 30
IN OR 978/1833
OCEAN FOREST PB 5/124

SHOENBERGER CLARK A & BETH R
4854 OCEAN FOREST LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-046F-0030-0000



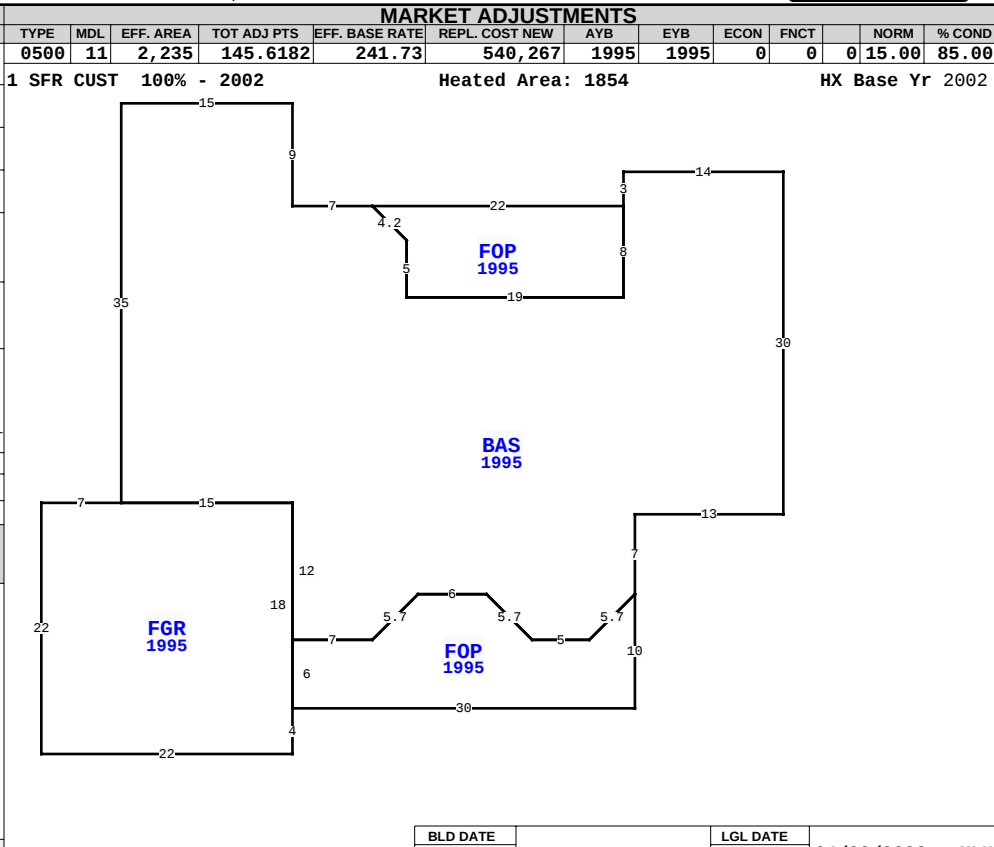
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,854	100	1995	1,854	380,942
FGR	484	55	1995	266	54,655
FOP	157	30	1995	47	9,657
FOP	228	30	1995	68	13,972
TOTALS	2,723			2,235	459,227

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
5	1242	WD DECK A	0 100	0	0	252.00	SF	10.00	

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



4854 OCEAN FOREST LN, FERNANDINA BEACH	BLD DATE	LGL DATE	04/09/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	459,227		
TOTAL MARKET OB/XF VALUE	3,094		
TOTAL LAND VALUE - MARKET	360,000		
TOTAL MARKET VALUE	822,321		
SOH/AGL Deduction	485,839		
ASSESSED VALUE	336,482		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	285,071		
TOTAL JUST VALUE	822,321		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	799,317		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502183	NEW CONSTR	76,275	08/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0978/1833	4/03/2001	WD Q	I		
GRANTOR: MCSWAIN MICHAEL T & E					SALE PRICE
GRANTEE: SHOENBERGER CLARK A					232,500
0746/1976	12/21/1995	WD Q	I		
GRANTOR: TREVETT HOMES INC					155,600
GRANTEE: MCSWAIN MICHAEL T &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W14 S3 FOP=[YR=1995] W22 D3 R3 S5 E19 N8 \$ S8 W19 N5 L3 U3 W7 N9 W15 S35 FGR=[YR=1995] W7 S22 E22 N4 FOP=[YR=1995] E30 N10 L4 D4 W5 U4 L4 W6 L4 D4 W7 S6 \$ N18 W15 \$E15 S12 E7 U4 R4 E6 D4 R4 E5 U4 R4 N7 E13 N30 \$.									