

LOT 2
IN OR 1551/1662
OCEAN OAKS PB 6/50

QUATTLEBAUM FAMILY TRUST/QUATTLEBAUM PATRICIA C TR
1004 OCEAN OAKS DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100	1998	2,322	402,429
FGR	474	55	1998	261	45,234
FOP	76	30	1998	23	3,986
FOP	200	30	1998	60	10,399
TOTALS	3,072			2,666	462,048

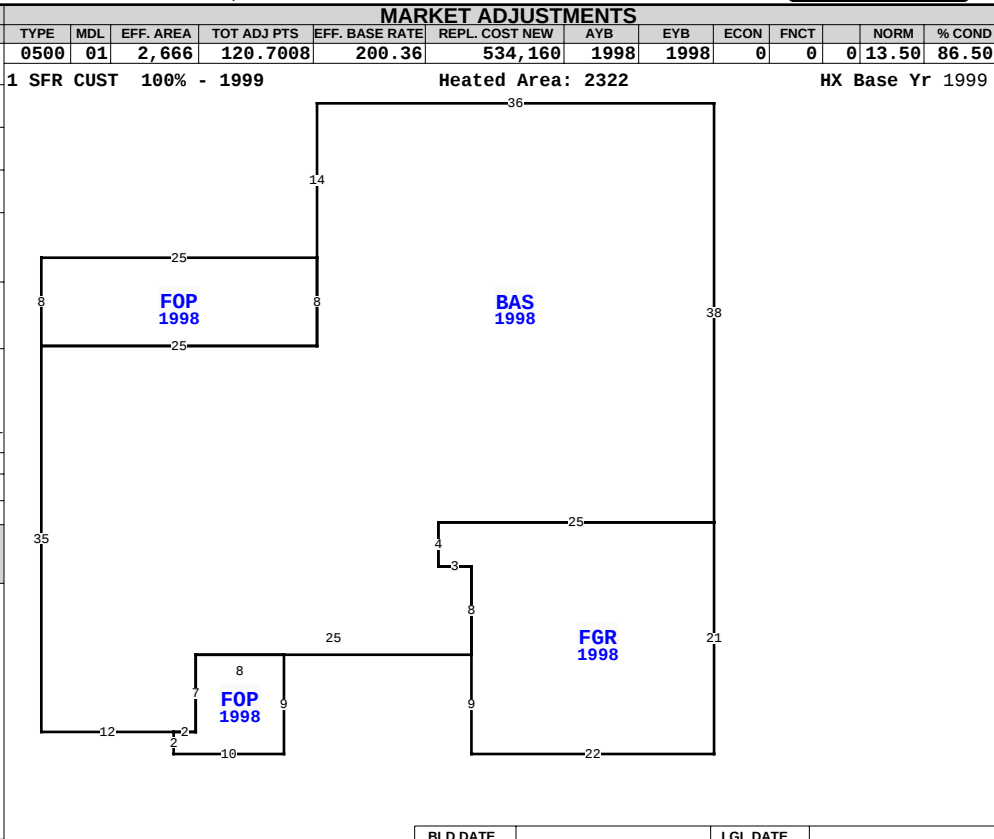
EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
2	0819	CONC 12"	0	100	3	4	12.00	SF	9.50	9.50	100	1998	1998	3	72	82	
3	0819	CONC 12"	0	100	2	8	16.00	SF	9.50	9.50	100	1998	1998	3	72	109	
6	1243	WD DECK F	0	100	3	3	9.00	SF	8.00	8.00	100	1998	1998	3	20	14	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	0003

REVIEW DATE	01/01/2023	BY	CD
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1004 N OCEAN OAKS DR, FERNANDINA BEACH
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2025	MLU
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TOTAL OB/XF			2,970
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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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
03			R-1				0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
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VALUATION SUMMARY			STANDARD
VALUATION BY			
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			462,048
TOTAL MARKET OB/XF VALUE			2,970
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			765,018
SOH/AGL Deduction			476,403
ASSESSED VALUE			288,615
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			232,204
TOTAL JUST VALUE			765,018
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			749,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122397	PATIO DOOR REPLAC	705	11/29/2012
983377	NEW CONSTR	120,000	03/18/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/1662	2/20/2008	WD	Q	I	01	100
GRANTOR: QUATTLEBAUM JAMES H &						
GRANTEE: QUATTLEBAUM JAMES H						
0850/1945	10/01/1998	WD	Q	I		236,800
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: QUATTLEBAUM JAMES H						

BUILDING NOTES		
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BUILDING DIMENSIONS		
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BAS=[YR=1998] W36 S14 FOP=[YR=1998] W25 S8 E25 N8 \$ S8 W25
S35 E12 FOP=[YR=1998] S2 E10 N9 W8 S7 W2 \$ E2 N7 E25
FGR=[YR=1998] S9 E22 N21 W25 S4 E3 S8 \$ N8 W3 N4 E25 N38 \$.