

LOT 3
IN OR 1962/1163
OCEAN OAKS PB 6/50

RAO SUBBA M 2013 DEC OF TRUST/RAO SUBBA M TRUSTEE
1002 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0003-0000



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 Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
NEIGHBORHOOD/LOC	1080.00		

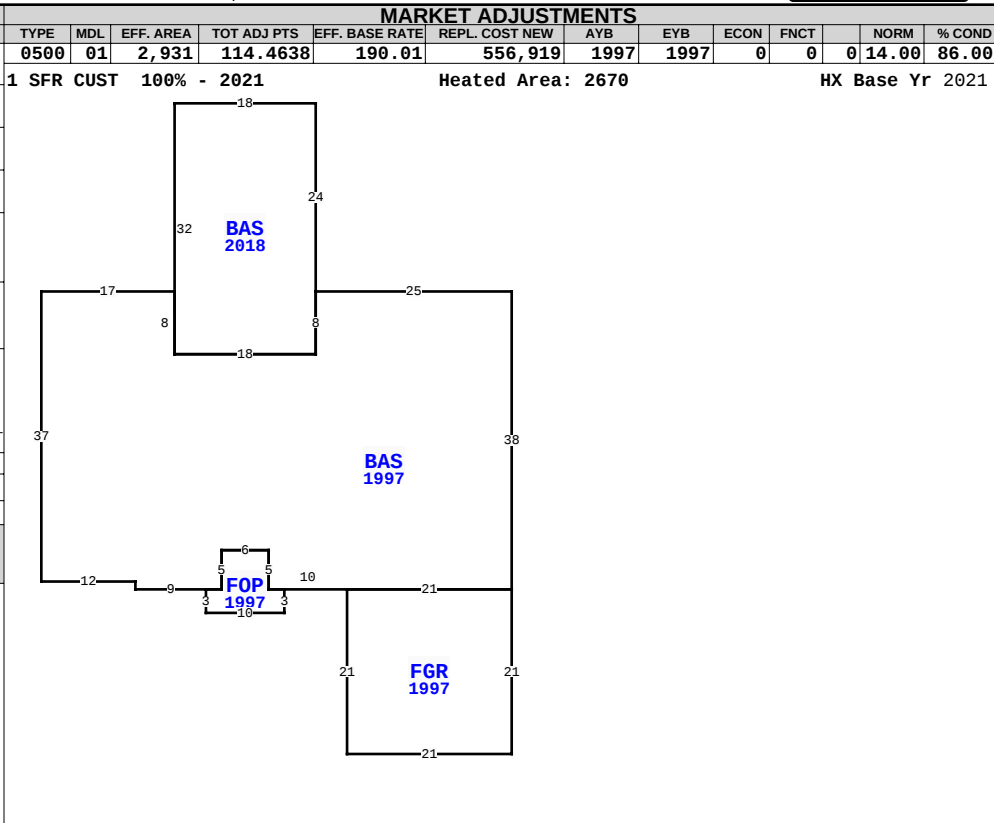
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	1997	2,094	342,178
BAS	576	100	2018	576	94,124
FGR	441	55	1997	243	39,708
FOP	60	30	1997	18	2,941

TOTALS	3,171			2,931	478,950
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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	0819	CONC 12"	0	100	3	10	30.00	SF	9.50
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
5	0911	SCRN RM A	0	100	0	0	540.00	SF	18.00

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	0003	R-1	0.00	0.00	1.00

REVIEW DATE	03/21/2024	BY	KBA
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1002 N OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	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	1997	1997	3	77	2,695	
3	0819	CONC 12"	0	100	3	10	30.00	SF	9.50	9.50	100	1997	1997	3	70	200	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	
5	0911	SCRN RM A	0	100	0	0	540.00	SF	18.00	18.00	100	2018	2018	3	74	7,193	

TOTAL OB/XF										57,588							
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	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
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		478,950	
TOTAL MARKET OB/XF VALUE		57,588	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		836,538	
SOH/AGL Deduction		295,200	
ASSESSED VALUE		541,338	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		489,927	
TOTAL JUST VALUE		836,538	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		805,096	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173878	ADD 407SF	47,273	12/07/2017
10000B	NEW CONSTR	113,652	08/28/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1962/1163	2/11/2015	WD	Q	I	01	405,000			
GRANTOR: MONROE VICKI S & FRAN									
GRANTEE: RAO SUBBA M & RADHA									
0792/0667	5/05/1997	WD	Q	I		190,000			
GRANTOR: BRYLEN HOMES LTD									
GRANTEE: MONROE VICKIE S & F									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W25 BAS=[YR=2018] N24 W18 S32 E18 N8\$ S8 W18 N8 W17 S37 E12 S1 E9 FOP=[YR=1997] S3 E10 N3 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E10 FGR=[YR=1997] S21 E21 N21 W21 \$ E21 N38 \$.									