

HANLON FAMILY JOINT TRUST/HANLON PETER HALL TRUSTE
925 WOBURN COURT
MCLEAN, VA 22102

00-00-31-1550-0051-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall16WD FR STUC 80

Exterior Wall17CB STUCCO 20

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo15HARDTILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1080.00

TOTALS3,0722,671452,403

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FUNCT

NORM

% COND

0500

01

2,671

117.9552

195.81

523,009

1998

1998

0

0

13.50

86.50

1 SFR CUST

0% - 0

Heated Area: 2334

HX Base Yr

Area Type

Total Gross Area

Pct of Base

Year

Tot Adj Area

Subarea Market Value

BAS

2,334

100

1998

2,334

395,323

FGR

462

55

1998

254

43,022

FOP

76

30

1998

23

3,896

FOP

200

30

1998

60

10,163

BLD DATE

XF DATE

LMLC DATE

05/06/2025

MLU

EXTRA FEATURES

1010 S OCEAN OAKS DR, FERNANDINA BEACH

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

2 0819 CONC 12"

0 0 16 43

688.00 SF

9.50

9.50

100

1998

1998

3

72

4,706

3 1242 WD DECK A

0 0 3 4

12.00 SF

10.00

10.00

100

1998

1998

3

20

24

LAND DESCRIPTION

TOTAL OB/XF

4,730

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 000100 C RES

0 0003

R-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

300,000.00

300,000.00

300,000

REVIEW DATE

01/01/2023

BY CD

Total Acres: 0.00

Total Land Value: 300,000

Market: 0

Agricultural: 0

Common: 300,000

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MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

452,403

4,730

300,000

757,133

84,916

672,217

0

672,217

757,133

0

738,346

PERMIT NUM

DESCRIPTION

AMT

ISSUED

983757

NEW CONSTR

118,000

05/19/1998

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2665/280

8/21/2023

SW U

I

11

100

GRANTOR: HANLON PETER H & QUER

GRANTEE: HANLON FAMILY JOINT

0844/0102

8/06/1998

WD Q V

51,500

GRANTOR: BRYLEN HOMES

GRANTEE: HANLON PETER H & QU

BUILDING NOTES

BUILDING DIMENSIONS

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 W22 S12 \$ N12 E22 N38 \$.