PT OF SEC 46-3N-28E
IN OR 655/684 & OR 2390/1087
(EX OR 2390/1091)

VAN BEEK WAYNE LAMAR
94002 SHERMAN OAKS DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-0000-0005-0010

BUILDING CHARACTERISTICS

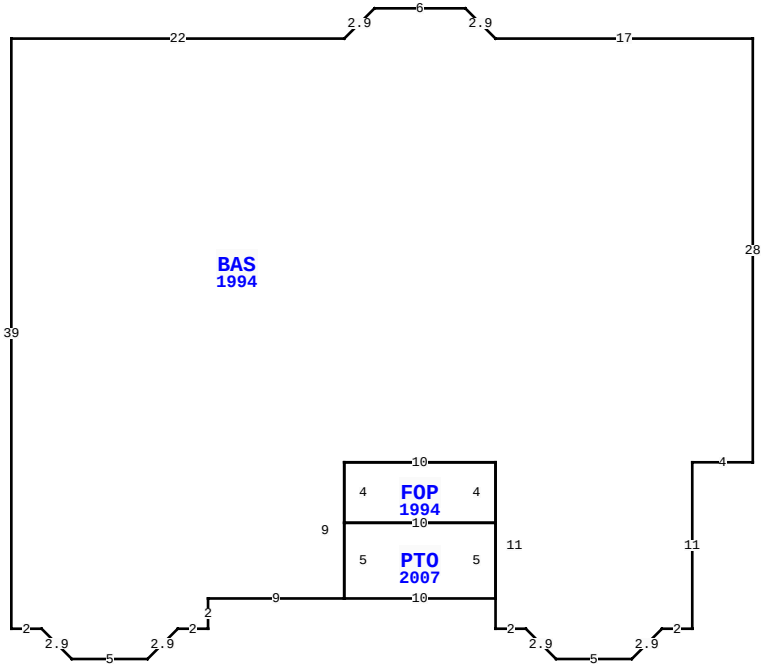
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	1994	1,783	229,724
FOP	40	30	1994	12	1,546
PTO	50	5	2007	2	258
TOTALS	1,873			1,797	231,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,797	112.2450	156.02	280,368	1994	1994	0	0	0	17.42	82.58

1 SNGL FAM 100% - 1995 Heated Area: 1783 HX Base Yr 1995



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/07/2025 MLU
INC DATE			AG DATE	

94002 SHERMAN OAKS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,008
TOTAL MARKET OB/XF VALUE		2,959
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		353,967
SOH/AGL Deduction		194,159
ASSESSED VALUE		159,808
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,397
TOTAL JUST VALUE		353,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004976	GARAGE	20,470	05/13/2019
00516	NEW CONSTR	77,400	09/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/1087	9/08/2020	QC	U	V	11	100
GRANTOR: FREEMAN RICHARD H & L						
GRANTEE: VAN BEEK WAYNE L						
0655/0684	4/23/1992	WD	Q	V		10,000
GRANTOR: FREEMAN RICHARD & L						
GRANTEE: VANBEEK WAYNE LAMAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W17 L2 U2 W6 D2 L2 W22 S39 E2 R2 D2 E5 U2 R2 E2 N2 E9 PTO=[YR=2007] E10 N5 FOP=[YR=1994] N4 W10 S4 E10$ W10 S5$ N9 E10 S11 E2 R2 D2 E5 R2 U2 E2 N11 E4 N28$.

EXTRA FEATURES

LN	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	1994	1994	3	72	2,520	
4	0350	CARPORT WD	0	100	13	13	169.00	SF	13.00	13.00	100	2003	2003	3	20	439	

LAND DESCRIPTION

TOTAL OB/XF 2,959

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS

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94002 SHERMAN OAKS DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

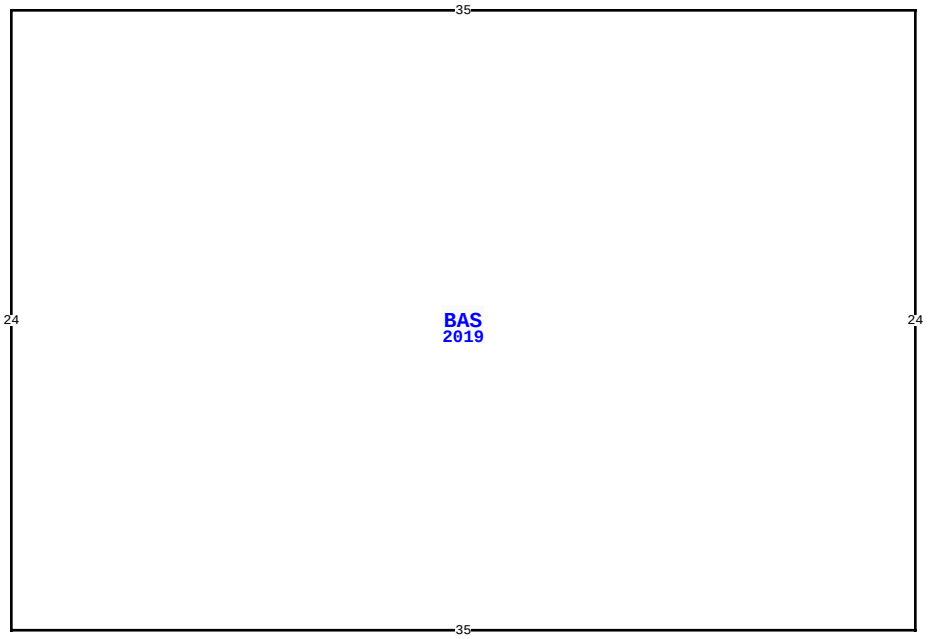
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2019	840	19,480
TOTALS	840			840	19,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	63.2500	24.67	20,723	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 1995 Heated Area: 840 HX Base Yr 1995



94002 SHERMAN OAKS DR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
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GRANTEE: VAN BEEK WAYNE L						
0655/0684	4/23/1992	WD	Q	V		10,000
GRANTOR: FREEMAN RICHARD & L						
GRANTEE: VANBEEK WAYNE LAMAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W35 S24 E35 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS