BLK A LOT 1
OAK GROVE UNIT 1 PBK O/61

BLANKENSHIP JESSE J & RILEY WANZIE
1992 OAK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-042B-000A-0010

BUILDING CHARACTERISTICS

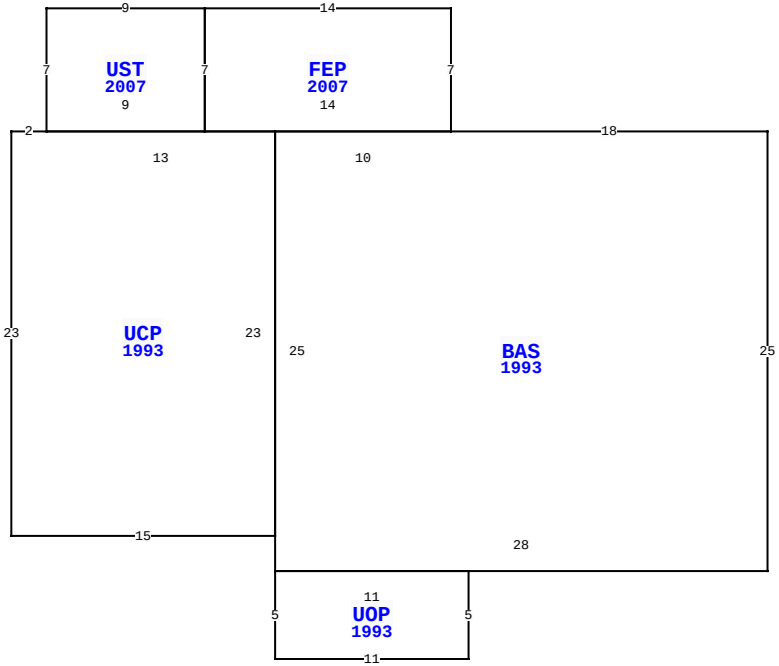
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	09	PINE WOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	700	109,372
FEP	98	80	78	12,188
UCP	345	20	69	10,781
UOP	55	20	11	1,719
UST	63	45	28	4,375
TOTALS	1,261		886	138,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	886	139.2336	165.34	146,491	1956	2010	0	0	0	5.50	94.50

1 SNGL FAM – 0% - 2023 Heated Area: 700 HX Base Yr



1992 OAK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	138,434
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	77,400
TOTAL MARKET VALUE	215,834
SOH/AGL Deduction	0
ASSESSED VALUE	215,834
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,834
TOTAL JUST VALUE	215,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R99-1979	REPAIR/RRF	4,500	10/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/1886	7/01/2022	WD	Q	I	01	375,000
GRANTOR: CUMELLA SALVATORE JOS						
GRANTEE: BLANKENSHIP JESSE J						
2205/0805	6/19/2018	WD	Q	I	01	65,000
GRANTOR: ERICKSON ROBERT D & L						
GRANTEE: CUMELLA SALVATORE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FEP=[YR=2007] N7 W14 UST=[YR=2007] W9 S7
UCP=[YR=1993] W2 S23 E15 N23 W13$ E9 N7$ S7 E14$ W10 S25
UOP=[YR=1993] S5 E11 N5 W11$ E28 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	SFR	0	0006	RS-2	86.00	100.00	86.00	FF		1.00	1.00	0.75	1,200.00	900.00	77,400							

REVIEW DATE 07/12/2017 BY KW Total Acres: 0.00 Total Land Value: 77,400 Market: 0 Agricultural: 0 Common: 77,400 PRINTED 08/02/2023 BY SYS