

BLOCK 0 LOT 6 (EX W10 FT)
IN OR 721 PG 1602
OAK GROVE SUB 3 PB 3/51

FENDER JAMES T & SUSAN P
1936 OAK DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-042D-0000-0060



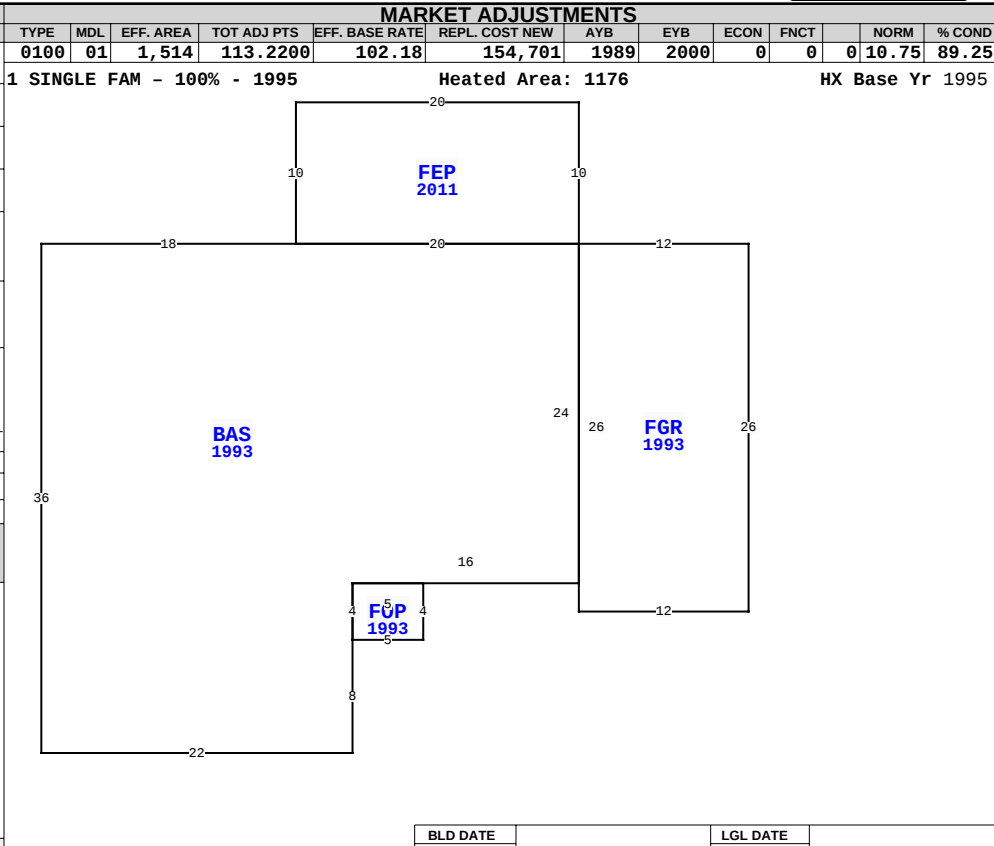
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,176	100	1,176	107,246
FEP	200	80	160	14,591
FGR	312	55	172	15,686
FOP	20	30	6	547
TOTALS	1,708		1,514	138,071

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	100	0	0	
2	0940	SHEDS/PORT	0	100	10	8	
3	0820	WOOD WALK	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	0006



1936 OAK DR, FERNANDINA BEACH													
TOTAL OB/XF 4,694													

NASSAU COUNTY PROPERTY													
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VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 8 Tax Dist:													
BUILDING MARKET VALUE 138,071													
TOTAL MARKET OB/XF VALUE 4,694													
TOTAL LAND VALUE - MARKET 75,000													
TOTAL MARKET VALUE 217,765													
SOH/AGL Deduction 122,414													
ASSESSED VALUE 95,351													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 45,351													
TOTAL JUST VALUE 217,765													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 215,682													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24486	REPAIR/RRF	19,500	03/01/2011
2763	H/AC	2,200	10/14/1988
5432	NEW CONSTR	1,600	10/14/1988
5331	TEMP POLE	0	09/01/1988
5087	NEW CONSTR	46,080	08/09/1988

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
0721/1602		1/11/1995	WD	Q	I		66,500		
GRANTOR: KEEN FRANKLIN & LINDA									
GRANTEE: FENDER JAMES & SUSA									
0565/0239		3/13/1989	WD	Q	I		58,900		
GRANTOR: TIDEWATER DEVELOPMNT									
GRANTEE: KEEN FRANKLIN & L									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W12 FEP=[YR=2011] N10W20S10 BAS=[YR=1993] W18 S36 E22 N8 FOP=[YR=1993] E5 N4 W5 S4 \$ N4 E16 N24W20\$ E20\$ S26 E12 N26 \$.									