UNIT 1890
IN OR 1516/78
OAK GROVE TOWN HOMES CONDO

SALMON TERRY LEE
1890 OAK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-042T-1890-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	FOP	FOP 100
Parking 2 CAR	GAR	2 CAR GAR 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 02

NEIGHBORHOOD/LOC 2035.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0428100		0				2006	2006	100	100	0		

1 CONDO – 100% - 2008 SQFT=1882 HX Base Yr 2008

1890 OAK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		352,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		352,000
SOH/AGL Deduction		185,875
ASSESSED VALUE		166,125
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,125
TOTAL JUST VALUE		352,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20254	OTHER	160	07/01/2007
B0617647	NEW CONSTR	0	01/01/2006
C0617647	CO ISSUED	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/0078	7/31/2007	WD	Q	I		227,100

GRANTOR: BUILT SMART HOMES LLC

GRANTEE: SALMON TERRY LEE

BUILDING NOTES

BUILDING DIMENSIONS

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 10/08/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS