

LOT 3 IN OR 844/1263
OAK GROVE PLACE PB 3/2

NICKLESS DARBY L
P O BOX 1884
FERNANDINA BEACH, FL 32035-1884

2023

00-00-31-1480-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 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	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

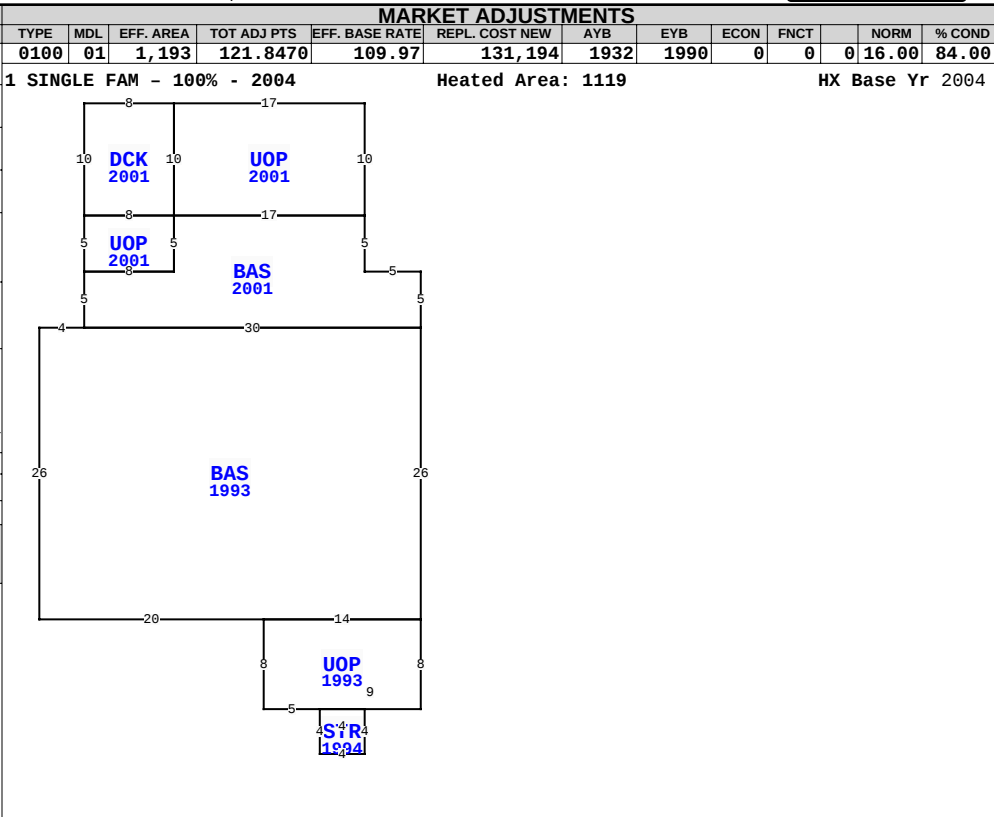
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	884	81,659
BAS	235	100	235	21,708
DCK	80	10	8	739
STR	16	10	2	185
UOP	112	20	22	2,032
UOP	40	20	8	739
UOP	170	20	34	3,141

TOTALS	1,537		1,193	110,203
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1932
2	0810	CONCRETE A	0	100	0	400.00	SF	6.50	6.50	100	2001
3	0940	SHEDS/PORT	0	100	10	200.00	SF	27.00	27.00	100	2001

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	60.00	125.00	1.00	LT	1.00



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

TOTAL OB/XF											
3,912											

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3,912											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
VALUATION BY											STANDARD
Tax Group: 2											Tax Dist:
BUILDING MARKET VALUE											110,203
TOTAL MARKET OB/XF VALUE											3,912
TOTAL LAND VALUE - MARKET											150,000
TOTAL MARKET VALUE											264,115
SOH/AGL Deduction											170,665
ASSESSED VALUE											93,450
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											43,450
TOTAL JUST VALUE											264,115
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											217,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034105	REPLACE/REPAIR SE	0	11/06/2003
20011854	RE-ROOF & SIDING	0	08/13/2001
20010214	STOP WORK ORDER	0	02/08/2001

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
0844/1263	8/12/1998	WD	Q	I		39,500					
GRANTOR: HOENSTINE JAMES M											
GRANTEE: NICKLESS DARBY											
0844/1261	8/12/1998	WD	Q	I		39,000					
GRANTOR: MCKINNEY VANITA G											
GRANTEE: HOENSTINE JAMES M											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W5N5 UOP=[YR=2001] N10 W17 DCK=[YR=2001] W8 S10											
UOP=[YR=2001] S5E8N5 W8\$ E8N10\$ S10E17\$ W17S5W8S5											
BAS=[YR=1993] W4S26 E20 UOP=[YR=1993] S8E5 STR=[YR=1994]											
S4E4N4W4\$ E9N8W14\$ E14 N26W30\$ E30N5\$.											