

LOTS 4 5 & W1/2 OF 6
IN OR 1896/1025
OAK GROVE PLACE PB 3/2

VINCENT JOHN T III & LESANNE
4 OAK GROVE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1480-0004-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	07	ASB SHNGLE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floop	12	HARDWOOD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
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	05	Quality Level 05		
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	1,113	100	1,113	82,486
FST	112	55	62	4,595
UDG	320	55	176	13,043
TOTALS	1,545		1,351	100,124

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,351	110.9680	100.15	135,303	1932	1985	0	0	26.00	74.00

1 SINGLE FAM - 100% - 2022

Heated Area: 1113

HX Base Yr 2022