

LOT 14 & E1/2 OF LOT 13 OF
OAK GROVE PLACE PBK 3/2 &
TRACT F OF LOT 6 OF BLK 243 OF

STEVENSON MICHAEL & JACQUELINE D
83 OAK GROVE PL
FERNANDINA BEACH, FL 32034

2023

00-00-31-1480-0013-0000



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 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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

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	984	100	984	67,764
BAS	162	100	162	11,156
BAS	432	100	432	29,750
FOP	18	30	5	344
FOP	149	30	45	3,099
FOP	192	30	58	3,994

TOTALS 1,937 1,686 116,107

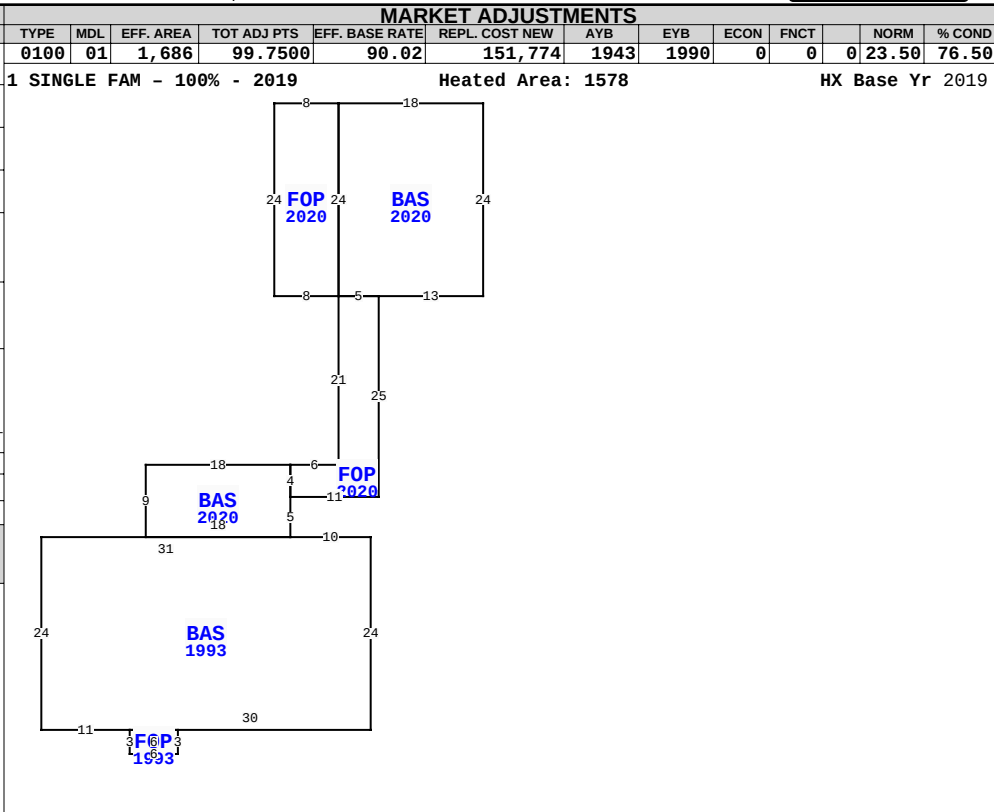
EXTRA FEATURES

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
5	0510	GARAGE WD-	0	100	14	24			336.00	SF	1998	1998	3	27	12,701	
9	0861	POOL GUNIT	0	100	0	0			312.00	SF	2020	2020	3	95	25,194	
10	0855	CONC PAVER	0	100	0	0			3,672.00	SF	2020	2020	3	99	36,353	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	0006
2	000100	C	SFR	100	0006

REVIEW DATE 04/09/2021 BY RK



83 OAK GROVE PL, FERNANDINA BEACH

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

TOTAL OB/XF 74,248

336.00	SF	140.00	140.00	100	1998	1998	3	27	12,701	
312.00	SF	85.00	85.00	100	2020	2020	3	95	25,194	
3,672.00	SF	10.00	10.00	100	2020	2020	3	99	36,353	

LAND DESCRIPTION

LOC	ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
06	R-2	90.00	108.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	1
06	R-2	43.00	102.00	1.00	LT		1.00	1.00	0.50	150,000.00	75,000.00	

REVIEW DATE 04/09/2021 BY RK

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		136,954
TOTAL MARKET OB/XF VALUE		74,248
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		436,202
SOH/AGL Deduction		149,798
ASSESSED VALUE		286,404
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,404
TOTAL JUST VALUE		436,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190366	CO ISSUED	0	04/13/2020
20190472	FGLASPOOL	0	08/13/2019
20190364	GARAGE	0	06/28/2019
20190365	ADDITION	0	06/28/2019
20190366	GUESTHOUSE	0	06/28/2019
20110733	H/AC	2,900	05/12/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2042/1163	4/27/2016	WD	Q	I	01	194,500
GRANTOR: SPAANDERMAN JOHN J ET						
GRANTEE: STEVENSON MICHAEL W						
1166/0021	8/27/2003	WD	Q	I		104,000
GRANTOR: CONNER ALMA M						
GRANTEE: SPAANDERMAN JOHN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10BAS=[YR=2020] N5 FOP=[YR=2020] E11 N25
BAS=[YR=2020] E13 N24 W18 FOP=[YR=2020] W8 S24 E8 N24 \$ S24
E5 \$ W5 S21 W6 S4\$N4 W18 S9 E18 \$ W31 S24 E11 FOP=[YR=1993]
S3 E6N3 W6 \$ E30 N24 \$.

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