

RAMPONI STACY L
73 OAK GROVE PL
FERNANDINA BEACH, FL 32034

00-00-31-1480-0015-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 70
04 SINGLE SID 30
03 GABLE/HIP 100
03 COMP SHNGL 90
12 MODULAR MT 10
05 DRYWALL 100
12 HARDWOOD 80
11 CLAY TILE 20
04 CENTRAL 100
03 AIR DUCTED 100
2 100
1 100
02 WOOD FRAME 100
1. 1. 100
0 100
02 DIST FB 100
00 NONE 100
04 Quality Level 04
0100 SINGLE FAMILY
MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,0951001,09590,818
FEP6580524,313
PTO8054332
UGR19845897,381
UGR2884513010,782
UOP12202166
UOP6620131,078
UOP28520574,728

TOTALS2,0891,442119,598

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

40810CONCRETE A01004728.00SF6.506.501001940194032036
50810CONCRETE A010022856.00SF6.506.501001960196032073
60810CONCRETE A010024590.00SF6.506.5010019601960320117

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNITTYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006R-190.00108.001.00LT1.001.001.10150,000.00165,000.00165,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,442116.2980104.96151,352194019800020.9879.02

Heated Area: 1095HX Base Yr 2017

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

73 OAK GROVE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE119,598
TOTAL MARKET OB/XF VALUE226
TOTAL LAND VALUE - MARKET165,000
TOTAL MARKET VALUE284,824
SOH/AGL Deduction136,095
ASSESSED VALUE148,729
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE98,729
TOTAL JUST VALUE284,824
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE235,461

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / VRSN CDPRICE SALE

2314/176210/26/2019QCUI11100

GRANTOR: ALTMAN MATTHEW H
GRANTEE: RAMPONI STACY L
2055/06566/24/2016WDQI01150,000
GRANTOR: RIEGLER CYNTHIA M
GRANTEE: RAMPONI STACY L & M

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W18 UOP=[YR=1993] W6S11 UGR=[YR=1993]
S12UOP=[YR=1993] S15 BAS=[YR=1993] W8S20W8 S13E21
UOP=[YR=1993] S3 PTO=[YR=1993] W2S10E8N10 W6\$ E4N3W4\$ E19N20
FEP=[YR=1993] N13 W5S13E5\$ W5N13W19\$ E19N15 W19\$ E24N12W24\$
E6N11\$ S11E18N11\$.

REVIEW DATE03/23/2017BYDJTotal Acres: 0.00Total Land Value: 165,000Market: 0Agricultural: 0Common: 165,000PRINTED 08/02/2023 BY SYS