LOT 19
OAK GROVE PLACE PB 3/2

MIRANDA ANDREA
57 OAK GROVE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1480-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	07	ASB SHNGLE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

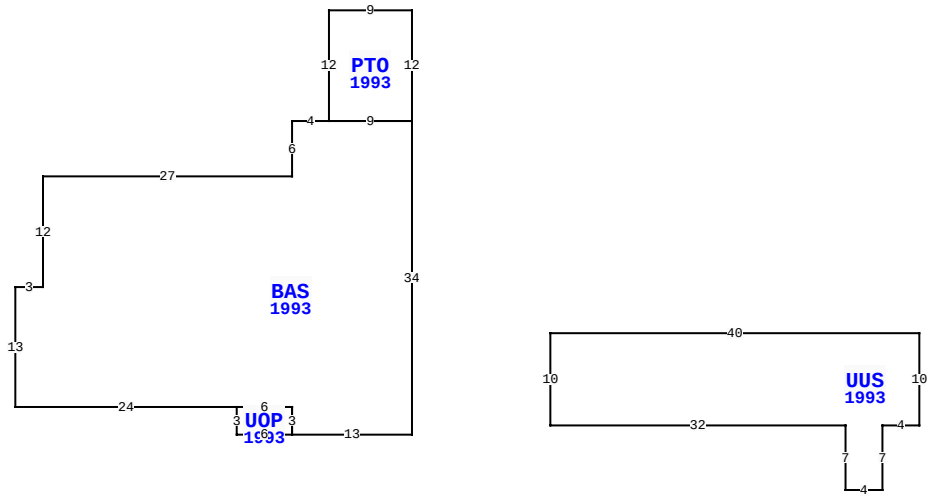
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,156	100	1,156	86,354
PTO	108	5	5	374
UOP	18	20	4	299
UUS	428	50	214	15,986
TOTALS	1,710		1,379	103,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,379	99.4240	89.73	123,738	1948	1990	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2022 Heated Area: 1156 HX Base Yr 2022



57 OAK GROVE PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		103,012
TOTAL MARKET OB/XF VALUE		4,282
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		272,294
SOH/AGL Deduction		74,077
ASSESSED VALUE		198,217
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,217
TOTAL JUST VALUE		272,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210057	DEMOLITION	0	05/06/2021
20100597	REPAIR/RRF	3,000	04/14/2010
20070084	DEMOLITION	6,500	01/19/2007
20032552	XFOB	2,000	02/20/2003
6165	REPAIR/RRF	3,100	09/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/1645	2/02/2023	QC	U	I	11	145,000
GRANTOR: MIRANDA RICARDO H & A						
GRANTEE: MIRANDA ANDREA						
2452/1048	4/08/2021	WD	Q	I	01	235,000
GRANTOR: ADAMS SCOTT & ELAINE						
GRANTEE: MIRANDA RICARDO H &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W9S12 BAS=[YR=1993] W4 S6 W27 S12 W3 S13 E24
UOP=[YR=1993] S3 E6 N3 W6$ E6 S3 E13 N34 W9 $ E9N12$
PTR=E15S35 UUS=[YR=1993] E40 S10 W4 S7 W4 N7 W32 N10 $ N35
W15 $.

EXTRA FEATURES

LN	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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1948	1948	3	20	400	
4	0810	CONCRETE A	0	100	0	0	650.00	SF	6.50	6.50	100	1980	1980	3	35	1,479	
5	0810	CONCRETE A	0	100	22	12	264.00	SF	6.50	6.50	100	1980	1980	3	35	601	
7	0810	CONCRETE A	0	100	9	88	792.00	SF	6.50	6.50	100	1980	1980	3	35	1,802	

LAND DESCRIPTION

TOTAL OB/XF 4,282

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	73.00	155.00	1.00	LT		1.00	1.00	1.10	150,000.00	165,000.00	165,000							

REVIEW DATE 02/01/2022 BY RK Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/02/2023 BY SYS