

N5 FT OF 22 & PT OF LOT 23
OAK GROVE PLACE PB 3/2

DANIELS WAYNE/
41 OAK GROVE PL
FERNANDINA BEACH, FL 32034

2023

00-00-31-1480-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
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	

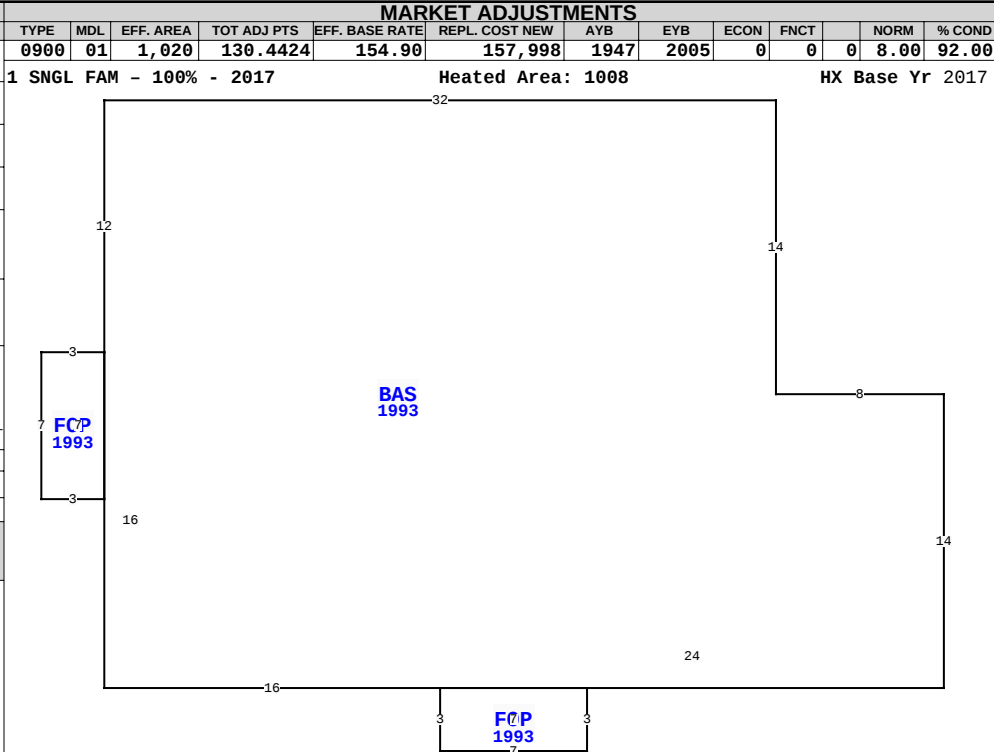
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	143,648
FOP	21	30	6	855
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TOTALS	1,050		1,020	145,358
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0845	KOOL DECK	0 100	0	0	637.00	SF	7.25	7.25	100	1989
2	0861	POOL GUNIT	0 100	26	16	416.00	SF	85.00	85.00	100	1989
3	0810	CONCRETE A	0 100	0	0	459.00	SF	6.50	6.50	100	2016
4	1242	WD DECK A	0 100	12	28	336.00	SF	10.00	10.00	100	1989
5	0810	CONCRETE A	0 100	0	0	229.00	SF	6.50	6.50	100	2016
6	0510	GARAGE WD-	0 100	21	18	378.00	SF	35.00	35.00	100	1990
7	0820	WOOD WALK	0 100	0	0	120.00	SF	11.75	11.75	100	2016
8	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2010

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-1	65.00	100.00	1.00	LT	1.00

REVIEW DATE 03/21/2017 BY DJ



41 OAK GROVE PL, FERNANDINA BEACH

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

ADJ R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
7.25	7.25	100	1989	1989	3	59.5	2,748	
85.00	85.00	100	1989	1989	3	20	7,072	
6.50	6.50	100	2016	2016	3	97	2,894	
10.00	10.00	100	1989	1989	3	20	672	
6.50	6.50	100	2016	2016	3	97	1,444	
35.00	35.00	100	1990	1990	3	20	2,646	
11.75	11.75	100	2016	2016	3	62	874	
3,500.00	3,500.00	100	2010	2010	3	94	3,290	

TOTAL OB/XF											
21,640											

Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						145,358					
TOTAL MARKET OB/XF VALUE						21,640					
TOTAL LAND VALUE - MARKET						150,000					
TOTAL MARKET VALUE						316,998					
SOH/AGL Deduction						132,227					
ASSESSED VALUE						184,771					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						134,771					
TOTAL JUST VALUE						316,998					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						258,087					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121631	RE-ROOF	6,000	08/10/2012
20120961	REPLACE METER CAN	800	05/09/2012
20091173	H/AC	2,900	09/01/2009
20090794	REPLACE SEWER LIN	1,150	06/22/2009
5234	SWIM POOL	7,995	02/22/1989
4188	RE-ROOF	0	02/26/1987

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BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W8 N14 W32 S12 FOP=[YR=1993] W3 S7 E3 N7 \$ S16 E16 FOP=[YR=1993] S3 E7 N3 W7 \$ E24 N14 \$.											

TOTAL OB/XF											
21,640											

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