

LOT 31 & E1/2 OF LOT 30
IN OR 2079/682
OAK GROVE PLACE PB 3/2

MOORE NATHAN M
32 OAK GROVE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1480-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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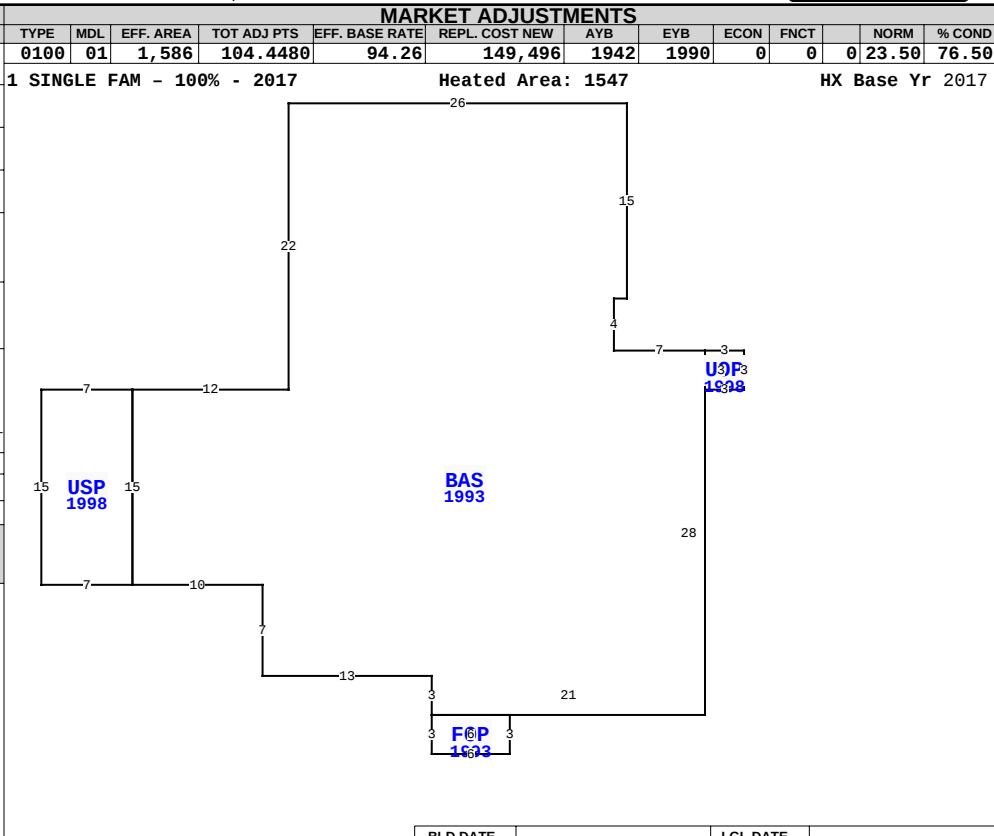
NEIGHBORHOOD/LOC	1008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,547	100	1,547	111,552
FOP	18	30	5	360
UOP	9	20	2	145
USP	105	30	32	2,307
TOTALS	1,679		1,586	114,364

EXTRA FEATURES				
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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
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1942	1942	3	20	700
2	0825	BRICK	0	100	3	7		21.00	SF 12.50	12.50	100	1942	1942	3	20	53
3	0810	CONCRETE A	0	100	8	4		32.00	SF 6.50	6.50	100	2009	2009	3	91	189
4	0511	GARAGE CB-	0	100	12	36		432.00	SF 60.00	60.00	100	1998	1998	3	77	19,958
5	0810	CONCRETE A	0	100	4	8		32.00	SF 6.50	6.50	100	1998	1998	3	77	160
6	0752	USP	0	100	15	16		240.00	SF 15.00	15.00	100	1998	1998	3	27	972
7	1242	WD DECK A	0	100	0	0		212.00	SF 4.00	4.00	100	1998	1998	3	20	170
8	1242	WD DECK A	0	100	0	0		241.00	SF 4.00	4.00	100	1998	1998	3	20	193
9	1243	WD DECK F	0	100	3	15		45.00	SF 8.00	8.00	100	1998	1998	3	20	72
10	1242	WD DECK A	0	100	53	2		106.00	SF 4.00	4.00	100	2009	2009	3	45	191

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	100	0006
RETURN DATE: 02/02/2025 BY: 00					



32 OAK GROVE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		114,364	
TOTAL MARKET OB/XF VALUE		27,651	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		307,015	
SOH/AGL Deduction		143,503	
ASSESSED VALUE		163,512	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		113,512	
TOTAL JUST VALUE		307,015	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		245,815	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983092	METAL ROOF	4,160	01/28/1998
972097	ELEC OTHER	0	09/28/1997
55	12X36 CB GARAGE	10,250	09/03/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2079/0682	10/24/2016	WD	Q	I	01	209,900			
GRANTOR: COTTRELL DAVID K & SU									
GRANTEE: MOORE NATHAN M									
1638/1407	9/04/2009	TD	U	I	30	100			
GRANTOR: KELLY SUSAN G (SUCCE									
GRANTEE: COTTRELL DAVID K &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1998] W3 BAS=[YR=1993] W7 N4 E1 N15 W26 S22 W12									
USP=[YR=1998] W7 S15 E7 N15 \$ S15 E10 S7 E13 S3 FOP=[YR=1993]									
S3 E6 N3 W6 \$ E21 N28 \$ S3 E3 N3 \$.									

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