

LOT 34
IN OR 1260/183 & OR 1879/703
OAK GROVE PLACE PB 3/2

MCDONALD EVELYN C/KOLINSKY HEATHER M
112 S 14TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1480-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	07	ASB SHNGLE 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	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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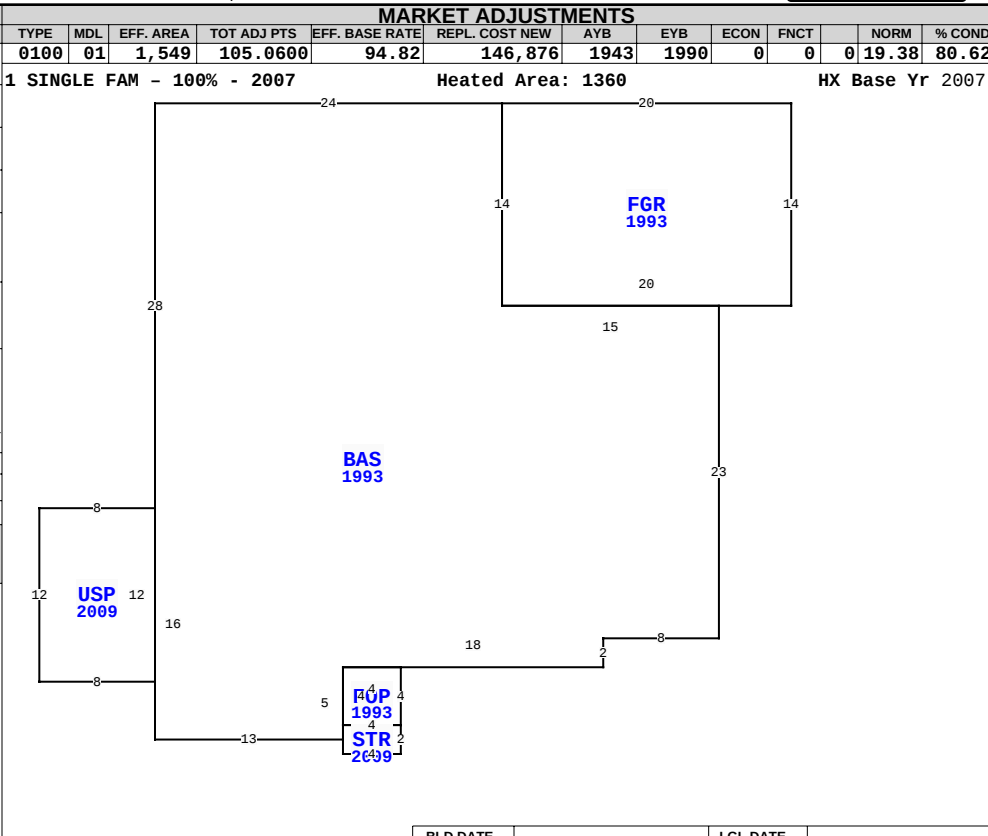
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	1,360	103,964
FGR	280	55	154	11,772
FOP	16	30	5	382
STR	8	10	1	77
USP	96	30	29	2,217
TOTALS	1,760		1,549	118,411

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	0810	CONCRETE A	0 100	22	8	176.00	SF	6.50	6.50	100	1988	1988	3	57	652	
2	0810	CONCRETE A	0 100	16	23	368.00	SF	6.50	6.50	100	1943	1943	3	20	478	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1943	1943	3	20	700	
5	0810	CONCRETE A	0 100	6	4	24.00	SF	6.50	6.50	100	1991	1991	3	64	100	
6	0810	CONCRETE A	0 100	4	14	56.00	SF	6.50	6.50	100	2009	2009	3	91	331	
8	0851	PATIO STON	0 100	11	8	88.00	SF	1.50	1.50	100	2009	2009	3	91	120	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	R-1	70.00	100.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							



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

TOTAL OB/XF																2,381
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		118,411	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		270,792	
SOH/AGL Deduction		ASSESSED VALUE		125,131	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		270,792	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				225,071	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091647	H/AC	4,250	12/03/2009
20072234	REPAIR/RRF	6,600	12/14/2007
20032740	REMODEL	3,000	03/21/2003
20032704	ELEC OTHER	2,000	03/17/2003
2004568	XFOB	1,000	12/21/2000
6488B	ADDITION	300	04/16/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1879/0703	6/04/2013	QC	U	I	11
GRANTOR: KOLINSKY PAUL G					
GRANTEE: MCDONALD EVELYN C &					
1260/0183	9/17/2004	WD	Q	I	
GRANTOR: PENNER KATHLEEN B					
GRANTEE: MCDONALD EVELYN ETA					

BUILDING NOTES		
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BUILDING DIMENSIONS		
FGR=[YR=1993] W20 BAS=[YR=1993] W24 S28 USP=[YR=2009] W8S12E8N12\$ S16 E13 STR=[YR=2009] S1E4N2 FOP=[YR=1993] N4 W4 S4E4\$W4S1\$ N5 E18 N2 E8 N23 W15 N14 \$ S14E20 N14\$.		