BLK A LOT 3
OAK GROVE UNIT 1 PBK O/61

HOLMES LEE/
1970 OAK DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-042B-000A-0030

BUILDING CHARACTERISTICS

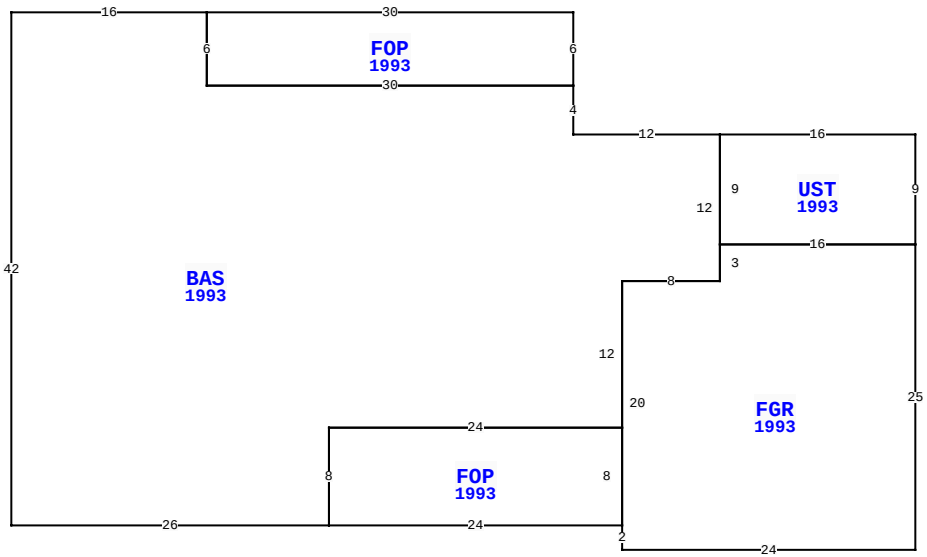
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1,784	147,949
FGR	576	55	317	26,289
FOP	180	30	54	4,478
FOP	192	30	58	4,810
UST	144	45	65	5,390
TOTALS	2,876		2,278	188,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,278	108.4468	103.02	234,680	1974	1984	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1784 HX Base Yr 2019



1970 OAK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		188,917
TOTAL MARKET OB/XF VALUE		939
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		287,356
SOH/AGL Deduction		130,265
ASSESSED VALUE		157,091
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,091
TOTAL JUST VALUE		287,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	5/10/2017	CN	U	I	37	75,000

GRANTOR: CROMER WILLIAM C JR &

GRANTEE: HOLMES LEE

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W16 BAS=[YR=1993] W12 N4 FOP=[YR=1993] N6 W30 S6 E30 $ W30 N6 W16 S42 E26 FOP=[YR=1993] E24 FGR=[YR=1993] S2 E24 N25 W16 S3 W8 S20 $ N8 W24 S8 $ N8 E24 N12 E8 N12 $ S9 E16 N9 $.

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	0810	CONCRETE A	0	100	85	4	340.00	SF	6.50	6.50	100	1977	1977	3	28	619	
2	0810	CONCRETE A	0	100	22	8	176.00	SF	6.50	6.50	100	1977	1977	3	28	320	

LAND DESCRIPTION

TOTAL OB/XF 939

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	RSF-	2100.00	100.00	100.00	FF		1.00	1.00	0.75	1,300.00	975.00	97,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/06/2024 BY SYS