

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,711	124.2000	117.99	201,881	1969	1969	0	0	0	37.00	63.00	

1 SINGLE FAM - 0% - 0 Heated Area: 1448 HX Base Yr

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VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE			127,185	
TOTAL MARKET OB/XF VALUE			5,682	
TOTAL LAND VALUE - MARKET			130,000	
TOTAL MARKET VALUE			262,867	
SOH/AGL Deduction			27,158	
ASSESSED VALUE			235,709	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			235,709	
TOTAL JUST VALUE			262,867	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			247,543	

Quality	03	Quality Level 03		
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	1,448	100	1,448	107,636
FCP	400	25	100	7,433
FEP	128	80	102	7,582
FOP	88	30	26	1,933
FST	64	55	35	2,602
TOTALS	2,128		1,711	127,185

1951 OAK DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/11/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/0455	2/22/2020	WD	U	I	11	100
GRANTOR: PARKER MICHAEL W						
GRANTEE: POIRIER DAVID E & D						
2193/1732	5/01/2018	WD	Q	I	01	110,000
GRANTOR: HARDY JANET L						
GRANTEE: PARKER MICHAEL W						

EXTRA FEATURES														TOTAL OB/XF		5,682	
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	0510	GARAGE WD-	0	0	24	20	480.00	SF	35.00	35.00	100	1970	1970	3	20	3,360	
2	0940	SHEDS/PORT	0	0	9	8	72.00	SF	30.00	30.00	100	1970	1970	3	20	432	
3	0351	CARPORT MT	0	0	20	12	240.00	SF	6.90	6.90	100	1970	1970	3	20	331	
4	0810	CONCRETE A	0	0	54	3	162.00	SF	6.50	6.50	100	1969	1969	3	20	211	
5	0810	CONCRETE A	0	0	39	20	780.00	SF	6.50	6.50	100	1969	1969	3	20	1,014	
6	0810	CONCRETE A	0	0	0	0	245.00	SF	6.50	6.50	100	1970	1970	3	21	334	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W24 N14 W22 FST=[YR=1993] W8 S8 FEP=[YR=1993] S16 FCP=[YR=1993] S20 E20 N20 W20 \$ E8 N16 W8 \$ E8 N8 \$ S24 E12 S20 E12 FOP=[YR=1993] S8 E11 N8 W11 \$ E22 N30 \$.			

LAND DESCRIPTION																								
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	0	0006	RSF	2100.00	150.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							