



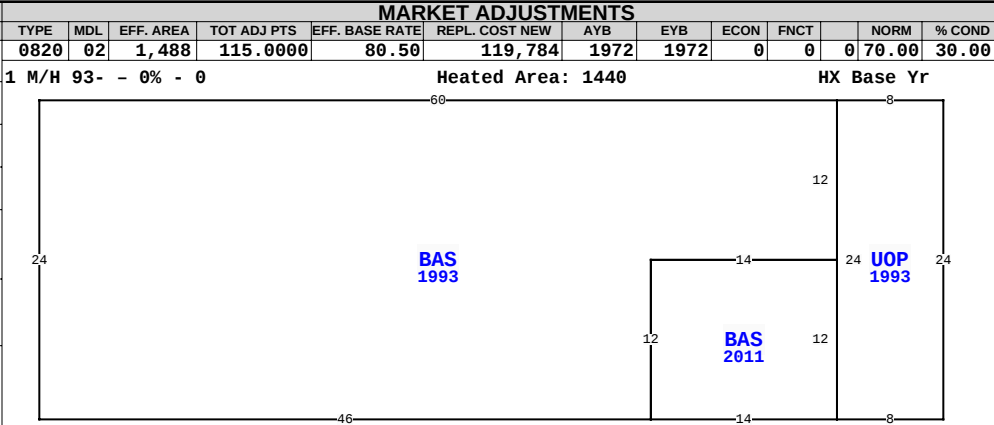
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1,272	30,719
BAS	168	100	168	4,057
UOP	192	25	48	1,159
TOTALS	1,632		1,488	35,935

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0511	GARAGE CB-	0	0	0	528.00	SF	40.00	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0		RSF-	2100.00	100.00	100.00



1963 OAK DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/11/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0511	GARAGE CB-	0	0	0	528.00	SF	40.00	40.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0511	GARAGE CB-	0	0	0	528.00	SF	40.00	40.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		35,935	
TOTAL MARKET OB/XF VALUE		4,858	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		170,793	
SOH/AGL Deduction		48,569	
ASSESSED VALUE		122,224	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		122,224	
TOTAL JUST VALUE		170,793	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		158,437	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3028	REPAIR/RRF	3,000	05/24/1989
3324	N/A	10,000	01/01/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2259/1169	3/06/2019	WD	Q	I	01
GRANTOR: HICKS KENNETH D					
GRANTEE: HARPER LAURA G & TH					
2259/1167	2/28/2019	WD	U	I	11
GRANTOR: HICKS LINDA					
GRANTEE: HICKS KENNETH D					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W8 BAS=[YR=1993] W60 S24 E46 BAS=[YR=2011] E14 N12 W14 S12\$ N12 E14 N12\$ S24 E8 N24\$.									