BLOCK H LOT 3
OAK GROVE UNIT 2 PB 2/60

GHAZI MALLORY & BAILEY
1952 OAK DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-042C-000H-0030

BUILDING CHARACTERISTICS

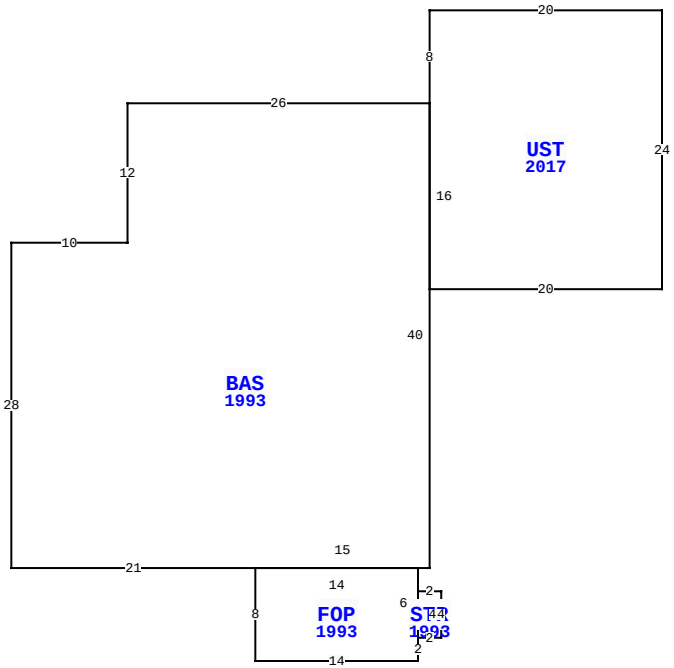
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
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	1,320	100	1,320	89,481
FOP	112	30	34	2,305
STR	8	10	1	68
UST	480	45	216	14,642
TOTALS	1,920		1,571	106,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	108.1200	102.71	161,357	1950	1975	15	0	0	19.00	66.00

1 SINGLE FAM – 0% - 0 Heated Area: 1320 HX Base Yr



1952 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	106,496
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	203,996
SOH/AGL Deduction	59,268
ASSESSED VALUE	144,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,728
TOTAL JUST VALUE	203,996
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2327/1471	12/23/2019	QC	U	I	11	100
GRANTOR: FREEMAN GEORGE W						
GRANTEE: GHAZI MALLORY & BAI						
1890/1330	11/22/2013	QC	U	I	11	100
GRANTOR: FREEMAN GEORGE W						
GRANTEE: FREEMAN MALLORY E						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2017] W20 S8 BAS=[YR=1993] W26S12 W10S28 E21
FOP=[YR=1993] S8E14N2 STR=[YR=1993] E2N4W2S4$ N6W14$E15N40 $
S16E20N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RSF-2	100.00	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