

BLOCK I LOT 4 EX W'LY 50'
IN OR 2097/1957
OAK GROVE SUB #3 PB 3/51

SMITH PHILIP R
1935 OAK DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-042D-000I-0040

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	14	CARPET	70	
Interior Floo	08	SHT VINYL	30	
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	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	1,344	100	1,344	118,683
FOP	45	30	14	1,237
FST	45	55	25	2,207
TOTALS	1,434		1,383	122,127

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,383	113.3600	107.69	148,935	1970	1980	0	0	18.00	82.00		
1 SINGLE FAM - 100% - 2018 Heated Area: 1344 HX Base Yr 2018													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			122,127
TOTAL MARKET OB/XF VALUE			1,449
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			253,576
SOH/AGL Deduction			120,977
ASSESSED VALUE			132,599
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			82,599
TOTAL JUST VALUE			253,576
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			237,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2097/1957	1/27/2017	WD	U	I	30	77,800
GRANTOR: SMITH PHILLIP R ET AL						
GRANTEE: SMITH PHILLIP R						
2054/1799	6/24/2016	FJ	U	I	11	0
GRANTOR: SMITH PATRICIA J EST						
GRANTEE: SMITH JOE S ET AL						

EXTRA FEATURES																
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	0811	CONCRETE B	0	100	0	686.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,159	
2	0810	CONCRETE A	0	100	6	54.00	SF	6.50	6.50	100	1980	1980	3	32.5	114	
3	0810	CONCRETE A	0	100	5	25.00	SF	6.50	6.50	100	1980	1980	3	32.5	53	
4	0810	CONCRETE A	0	100	10	90.00	SF	6.50	6.50	100	1970	1970	3	21	123	
TOTALS														1,449		

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W19 FST=[YR=1993] N5 W9 S5 E9\$ W37 S24 E23			
FOP=[YR=1993] S5 E9 N5 W9\$ E33 N24\$.			

LAND DESCRIPTION														TOTAL OB/XF										
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	0006	RSF	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							