

BLOCK 0 LOT 6 (EX W10 FT)
IN OR 721 PG 1602
OAK GROVE SUB 3 PB 3/51

FENDER JAMES T & SUSAN P
1936 OAK DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-042D-0000-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,176	100	1,176	112,261
FEP	200	80	160	15,274
FGR	312	55	172	16,419
FOP	20	30	6	572
TOTALS	1,708		1,514	144,526

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	804.00	SF	6.50	6.50	100	1989
2	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	2000
3	0820	WOOD WALK	0 100	0	0	235.00	SF	11.75	11.75	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	RSF	2100.00	100.00	100.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,514	113.2200	107.56	162,846	1989	2000	0	0	0 11.25	88.75
1 SINGLE FAM - 100% - 1995 Heated Area: 1176 HX Base Yr 1995											
1936 OAK DR, FERNANDINA BEACH											

TOTAL OB/XF											
4,564											
04/11/2024 MLU											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		144,526	
TOTAL MARKET OB/XF VALUE		4,564	
TOTAL LAND VALUE - MARKET		97,500	
TOTAL MARKET VALUE		246,590	
SOH/AGL Deduction		148,378	
ASSESSED VALUE		98,212	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		48,212	
TOTAL JUST VALUE		246,590	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		217,765	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24486	REPAIR/RRF	19,500	03/01/2011
2763	H/AC	2,200	10/14/1988
5432	NEW CONSTR	1,600	10/14/1988
5331	TEMP POLE	0	09/01/1988
5087	NEW CONSTR	46,080	08/09/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0721/1602	1/11/1995	WD	Q	I	
GRANTOR: KEEN FRANKLIN & LINDA					SALE PRICE
GRANTEE: FENDER JAMES & SUSAN					
0565/0239	3/13/1989	WD	Q	I	
GRANTOR: TIDEWATER DEVELOPMNT					58,900
GRANTEE: KEEN FRANKLIN & L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W12 FEP=[YR=2011] N10W20S10 BAS=[YR=1993] W18 S36 E22 N8 FOP=[YR=1993] E5 N4 W5 S4 \$ N4 E16 N24W20\$ E20\$ S26 E12 N26 \$.											