UNIT 1890
IN OR 1516/78
OAK GROVE TOWN HOMES CONDO

SALMON TERRY LEE
1890 OAK DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-042T-1890-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		N/A 100
Location	END	END 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	FOP	FOP 100
Parking 2 CAR	GAR	2 CAR GAR 100
Bedrooms		3 100
Bathrooms		2.5 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,882		1,882	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0428100		1,882				2006	2006	100	100	0		

1 CONDO – 100% - 2008 HX Base Yr 2008

1890 OAK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		359,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		359,000
SOH/AGL Deduction		187,891
ASSESSED VALUE		171,109
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,109
TOTAL JUST VALUE		359,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20254	OTHER	160	07/01/2007
B0617647	NEW CONSTR	0	01/01/2006
C0617647	CO ISSUED	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/0078	7/31/2007	WD	Q	I		227,100

GRANTOR: BUILT SMART HOMES LLC
GRANTEE: SALMON TERRY LEE

BUILDING NOTES

BUILDING DIMENSIONS

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

REVIEW DATE 10/08/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS