LOT 73 & 74
IN OR 690/1910 & OR 1201/1510
OAKVIEW SUB PB 4/51

HALL MELISSA GALE
872 OAK LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0430-0073-0000

NASSAU COUNTY PROPERTY

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 100
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	06	Quality Level 06

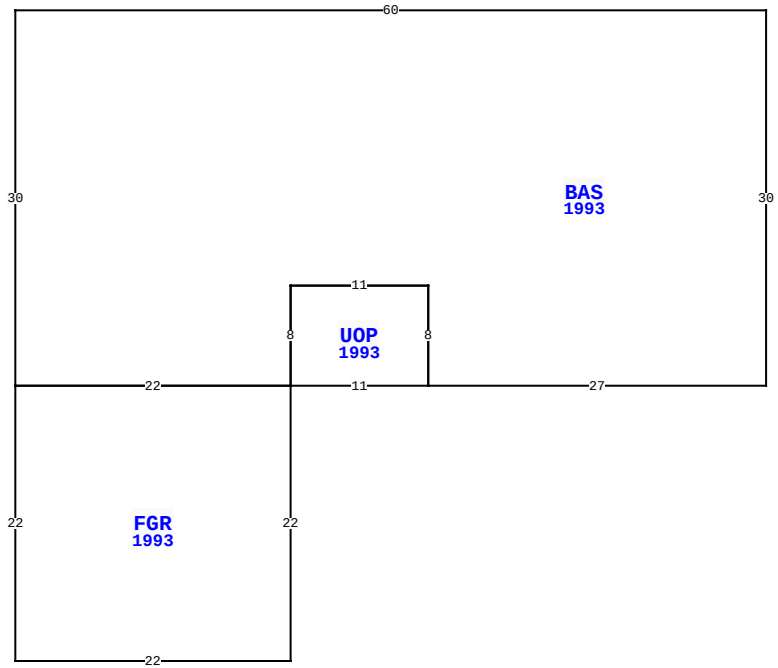
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	156,893
FGR	484	55	266	24,377
UOP	88	20	18	1,650
TOTALS	2,284		1,996	182,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,996	119.4620	113.49	226,526	1975	1975	0	0	0	19.25	80.75

1 SINGLE FAM – 100% - 1994 Heated Area: 1712 HX Base Yr 1994



872 OAK LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		182,920
TOTAL MARKET OB/XF VALUE		1,260
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		364,180
SOH/AGL Deduction		249,682
ASSESSED VALUE		114,498
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,498
TOTAL JUST VALUE		364,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1201/1510	1/14/2004	WD	U	I	01	100
GRANTOR: HALL GARRETT						
GRANTEE: HALL MELISSA GALE						
0690/1910	10/22/1993	WD	Q	I		80,000
GRANTOR: MOORE DOLORES ARLENE						
GRANTEE: HALL & MATTHEWS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S30 FGR=[YR=1993] S22 E22 N22W22$ E22
UOP=[YR=1993] E11 N8 W11 S8$ N8 E11 S8 E27 N30$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	36	1,260	

LAND DESCRIPTION

TOTAL OB/XF 1,260

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	100		RSF-2	0.00	0.00	2.00	LT		1.00	1.00	0.75	120,000.00	90,000.00	180,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS