LOT 3 IN OR 844/1263
OAK GROVE PLACE PB 3/2

NICKLESS DARBY L
P O BOX 1884
FERNANDINA BEACH, FL 32035-1884

**2024**

**00-00-31-1480-0003-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

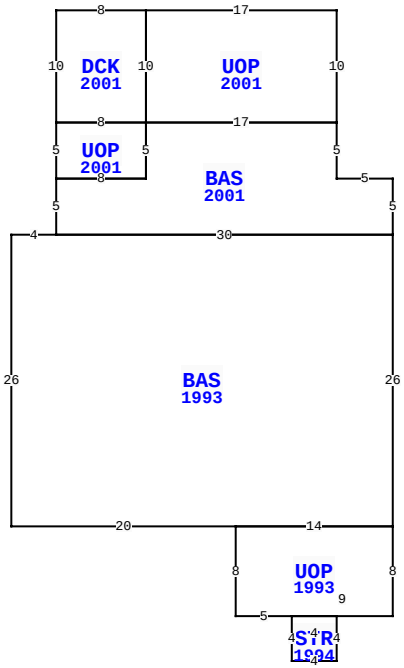
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 14 | WD SHINGLE 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 11 | SLATE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1008.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 884 | 100 | 884 | 85,440 |
| BAS | 235 | 100 | 235 | 22,713 |
| DCK | 80 | 10 | 8 | 773 |
| STR | 16 | 10 | 2 | 194 |
| UOP | 112 | 20 | 22 | 2,127 |
| UOP | 40 | 20 | 8 | 773 |
| UOP | 170 | 20 | 34 | 3,287 |
| TOTALS | 1,537 | | 1,193 | 115,305 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,193 | 121.8470 | 115.75 | 138,090 | 1932 | 1990 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SINGLE FAM – 100% - 2004 Heated Area: 1119 HX Base Yr 2004




3 OAK GROVE PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 115,305 |
| TOTAL MARKET OB/XF VALUE | | 3,860 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 269,165 |
| SOH/AGL Deduction | | 172,911 |
| ASSESSED VALUE | | 96,254 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 46,254 |
| TOTAL JUST VALUE | | 269,165 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 264,115 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20034105 | REPLACE/REPAIR SE | 0 | 11/06/2003 |
| 20011854 | RE-ROOF & SIDING | 0 | 08/13/2001 |
| 20010214 | STOP WORK ORDER | 0 | 02/08/2001 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0844/1263 | 8/12/1998 | WD | Q | I | | 39,500 |
| GRANTOR: HOENSTINE JAMES M | | | | | | |
| GRANTEE: NICKLESS DARBY | | | | | | |
| 0844/1261 | 8/12/1998 | WD | Q | I | | 39,000 |
| GRANTOR: MCKINNEY VANITA G | | | | | | |
| GRANTEE: HOENSTINE JAMES M | | | | | | |

### BUILDING NOTES

### 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 | 1932 | 1932 | 3 | 20 | 700 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 400.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 80 | 2,080 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 20 | 200.00 | SF | 27.00 | 27.00 | 100 | 2001 | 2001 | 3 | 20 | 1,080 | |

### BUILDING DIMENSIONS

BAS=[YR=2001] W5N5 UOP=[YR=2001] N10 W17 DCK=[YR=2001] W8 S10 UOP=[YR=2001] S5E8N5 W8$ E8N10$ S10E17$ W17S5W8S5 BAS=[YR=1993] W4S26 E20 UOP=[YR=1993] S8E5 STR=[YR=1994] S4E4N4W4$ E9N8W14$ E14 N26W30$ E30N5$.

### LAND DESCRIPTION

TOTAL OB/XF 3,860

| 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 | 0006 | R-2 | 60.00 | 125.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 150,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS