



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	07	ASB SHNGLE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,156	100	1,156	90,350
PTO	108	5	5	391
UOP	18	20	4	313
UUS	428	50	214	16,725

TOTALS	1,710		1,379	107,779
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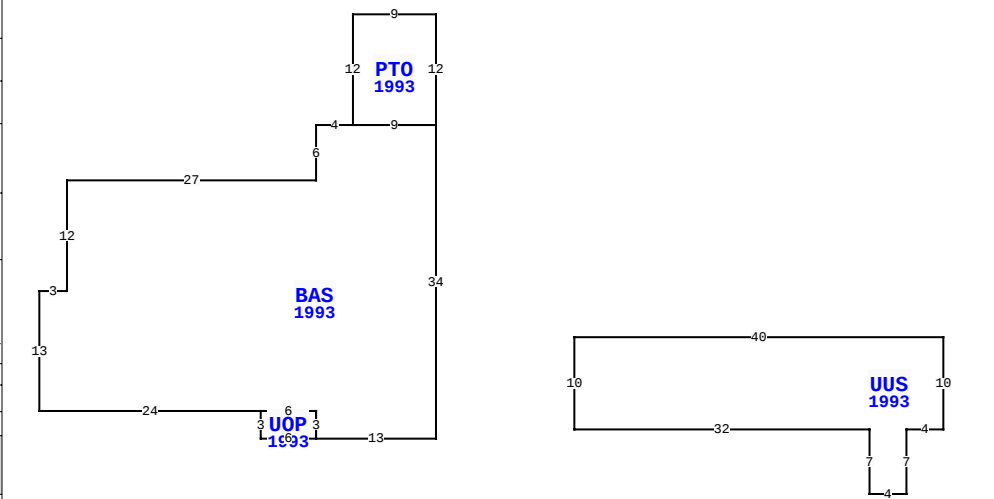
EXTRA FEATURES

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1948	1948	3	20	400	
2	0810	CONCRETE A	0 100	0	0	650.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,373	
3	0810	CONCRETE A	0 100	22	12	264.00	SF	6.50	6.50	100	1980	1980	3	32.5	558	
4	0810	CONCRETE A	0 100	9	88	792.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,673	

LAND DESCRIPTION

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	R-1	73.00	155.00	1.00	LT		1.00	1.00	1.10	150,000.00	165,000.00	165,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,379	99.4240	94.45	130,247	1948	1990	0	0	0	17.25	82.75
1 SINGLE FAM - 100% - 2022				Heated Area: 1156				HX Base Yr 2022				



57 OAK GROVE PL, FERNANDINA BEACH

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

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		107,779
TOTAL MARKET OB/XF VALUE		4,004
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		276,783
SOH/AGL Deduction		72,619
ASSESSED VALUE		204,164
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,164
TOTAL JUST VALUE		276,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210057	DEMOLITION	0	05/06/2021
20100597	REPAIR/RRF	3,000	04/14/2010
20070084	DEMOLITION	6,500	01/19/2007
20032552	XFOB	2,000	02/20/2003
6165	REPAIR/RRF	3,100	09/11/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2618/1645	2/02/2023	QC	U	I	11	145,000
GRANTOR: MIRANDA RICARDO H & A						
GRANTEE: MIRANDA ANDREA						
2452/1048	4/08/2021	WD	Q	I	01	235,000
GRANTOR: ADAMS SCOTT & ELAINE						
GRANTEE: MIRANDA RICARDO H &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W9S12 BAS=[YR=1993] W4 S6 W27 S12 W3 S13 E24
UOP=[YR=1993] S3 E6 N3 W6\$ E6 S3 E13 N34 W9 \$ E9N12\$
PTR=E15S35 UUS=[YR=1993] E40 S10 W4 S7 W4 N7 W32 N10 \$ N35
W15 \$.