

N5 FT OF 22 & PT OF LOT 23
OAK GROVE PLACE PB 3/2

DANIELS WAYNE/
41 OAK GROVE PL
FERNANDINA BEACH, FL 32034

2024

00-00-31-1480-0023-0000



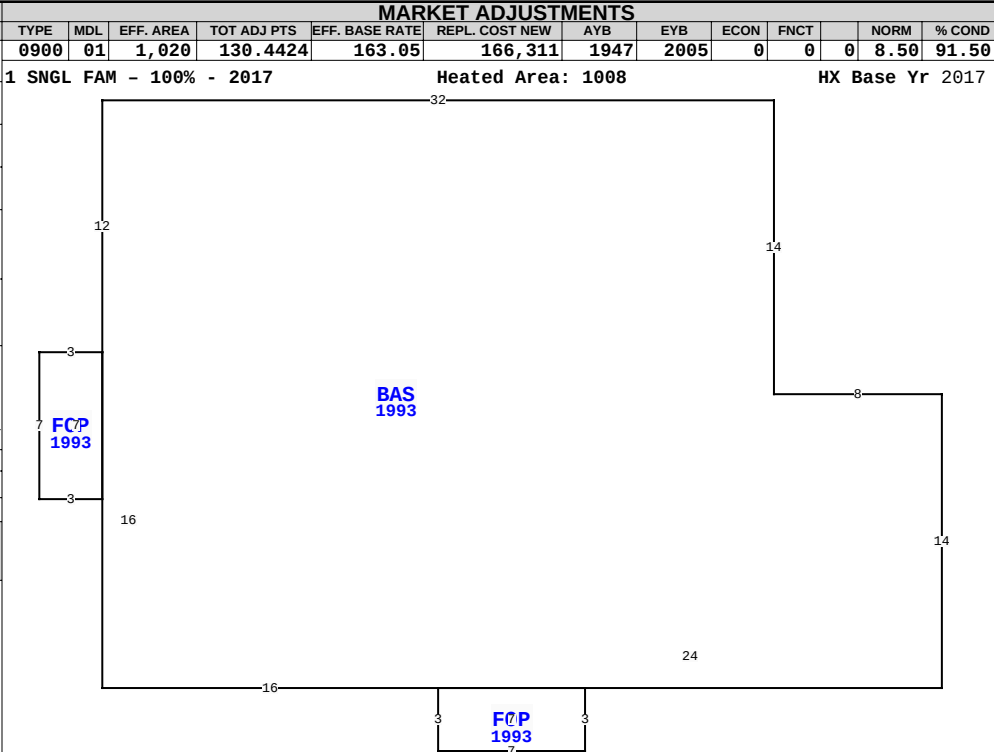
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
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	05	Quality Level 05
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	1,008	100	1,008	150,384
FOP	21	30	6	895
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TOTALS	1,050		1,020	152,175

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0845	KOOL DECK	0	100	0	0	637.00	SF	7.25	7.25	
2	0861	POOL GUNIT	0	100	26	16	416.00	SF	85.00	85.00	
3	0810	CONCRETE A	0	100	0	0	459.00	SF	6.50	6.50	
4	1242	WD DECK A	0	100	12	28	336.00	SF	10.00	10.00	
5	0810	CONCRETE A	0	100	0	0	229.00	SF	6.50	6.50	
6	0510	GARAGE WD-	0	100	21	18	378.00	SF	35.00	35.00	
7	0820	WOOD WALK	0	100	0	0	120.00	SF	11.75	11.75	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

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	R-1	65.00	100.00	1.00	LT	



41 OAK GROVE PL, FERNANDINA BEACH

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

TOTAL OB/XF											
21,423											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0845	KOOL DECK	0	100	0	0	637.00	SF	7.25	7.25	
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						152,175					
TOTAL MARKET OB/XF VALUE						21,423					
TOTAL LAND VALUE - MARKET						150,000					
TOTAL MARKET VALUE						323,598					
SOH/AGL Deduction						133,284					
ASSESSED VALUE						190,314					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						140,314					
TOTAL JUST VALUE						323,598					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						316,998					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121631	RE - ROOF	6,000	08/10/2012
20120961	REPLACE METER CAN	800	05/09/2012
20091173	H/AC	2,900	09/01/2009
20090794	REPLACE SEWER LIN	1,150	06/22/2009
5234	SWIM POOL	7,995	02/22/1989
4188	RE - ROOF	0	02/26/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
9999/9999	2/24/2016	CN	Q	I	02	247,500			
GRANTOR: SOLDATIC ANTONIO R &									
GRANTEE: DANIELS WAYNE									
1430/0235	7/24/2006	WD	U	I	06	100			
GRANTOR: LUCIUS SHARON E									
GRANTEE: SOLDATIC ANTONIO R									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W8 N14 W32 S12 FOP=[YR=1993] W3 S7 E3 N7 \$ S16 E16 FOP=[YR=1993] S3 E7 N3 W7 \$ E24 N14 \$.											