LOT 24 & PT LOT 23
IN OR 2672/1796
OAK GROVE PLACE PBK 3/2

STEWART FAMILY REVOCABLE TRUST/STEWART STANLEY W T
37 OAK GROVE PL
FERNANDINA BEACH, FL 32035

2024

00-00-31-1480-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

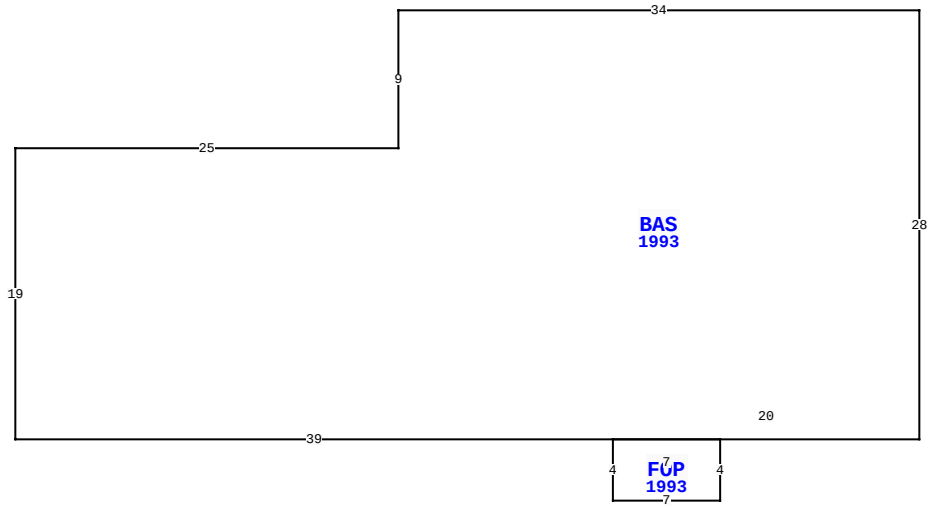
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,427	100	1,427	106,871
FOP	28	30	8	599
TOTALS	1,455		1,435	107,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,435	99.7880	94.80	136,038	1942	1995	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1427 HX Base Yr 2019



37 OAK GROVE PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		107,470
TOTAL MARKET OB/XF VALUE		524
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		272,994
SOH/AGL Deduction		152,674
ASSESSED VALUE		120,320
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,320
TOTAL JUST VALUE		272,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172990	DEMO GAR	2,000	10/02/2017
20090921	REPAIR/RRF	2,500	07/15/2009
5893	REPAIR/RRF	2,600	03/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/1796	10/03/2023	QC	U	I	11	100
GRANTOR: STEWART STANLEY W & M						
GRANTEE: STEWART FAMILY REVO						
2672/1784	10/03/2023	QC	U	I	11	100
GRANTOR: STEWART FAMILY REVOCA						
GRANTEE: STEWART STANLEY W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S9 W25 S19 E39 FOP=[YR=1993] S4 E7 N4 W7 $ E20 N28 $.

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	0810	CONCRETE A	0	100	3	20	60.00	SF	6.50	6.50	100	1958	1958	3	20	78	
2	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	100	1948	1948	3	20	42	
3	0810	CONCRETE A	0	100	14	15	210.00	SF	6.50	6.50	100	1948	1948	3	20	273	
4	0819	CONC 12"	0	100	0	0	69.00	SF	9.50	9.50	100	1960	1960	3	20	131	

LAND DESCRIPTION

TOTAL OB/XF 524

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-1	85.00	125.00	1.00	LT		1.00	1.00	1.10	150,000.00	165,000.00	165,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS