LOT 25
OAK GROVE PLACE PB 3/2

LIVINGSTON CHAD D
33 OAK GROVE PL
FERNANDINA BEACH, FL 32034

2024

00-00-31-1480-0025-0000

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	05	Quality Level 05

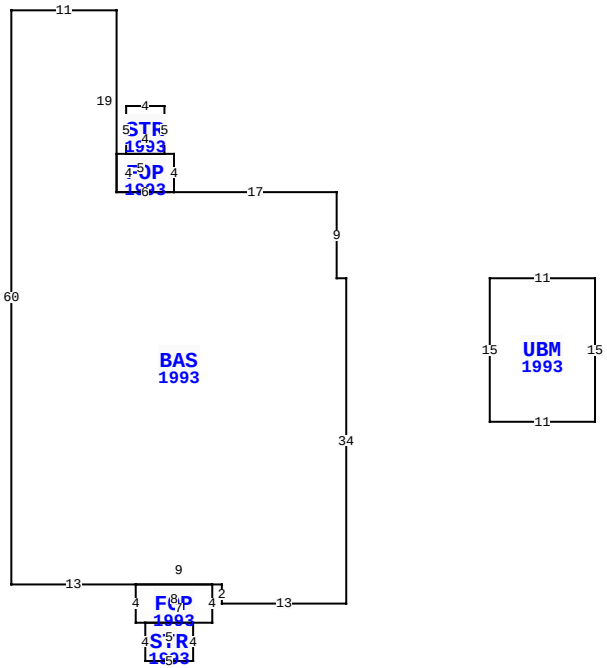
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,661	100	1,661	195,572
FOP	24	30	7	824
FOP	32	30	10	1,177
STR	20	10	2	235
STR	20	10	2	235
UBM	165	20	33	3,886
TOTALS	1,922		1,715	201,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,715	108.9000	136.12	233,446	1943	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2019 Heated Area: 1661 HX Base Yr 2019



33 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		201,931
TOTAL MARKET OB/XF VALUE		4,691
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		356,622
SOH/AGL Deduction		122,712
ASSESSED VALUE		233,910
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		183,910
TOTAL JUST VALUE		356,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081371	REPAIR/RRF	26,846	09/05/2008
20081372	REPAIR/RRF	6,473	09/05/2008
8620	REPAIR/RRF	1,950	10/13/1994
7270	REPAIR/RRF	400	08/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2246/0308	12/21/2018	WD	Q	I	02	230,000
GRANTOR: ERDMANN THOMAS J						
GRANTEE: LIVINGSTON CHAD D						
2097/0211	1/24/2017	QC	U	I	11	100
GRANTOR: GOODBREAD JUTTA B						
GRANTEE: ERDMANN THOMAS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N9 W17 FOP=[YR=1993] N4W1 STR=[YR=1993] N5W4S5E4$ W5 S4 E6 $ W6 N19 W11 S60 E13 FOP=[YR=1993] S4 E1 STR=[YR=1993] S4E5N4W5$ E7 N4 W8 $ E9 S2 E13 N34 $ PTR= E15 UBM=[YR=1993] E11S15 W11 N15 $ W15 $.

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	0510	GARAGE WD-	0	100	25	14	350.00	SF	35.00	35.00	100	1980	1980	3	20	2,450	
2	0810	CONCRETE A	0	100	0	0	680.00	SF	6.50	6.50	100	1945	1945	3	20	884	
3	0810	CONCRETE A	0	100	5	34	170.00	SF	6.50	6.50	100	1990	1990	3	59.5	657	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1943	1943	3	20	700	

LAND DESCRIPTION

TOTAL OB/XF 4,691

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	60.00	108.00	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