LOT 26 & PT OF LOT 27
CASE #2008-CP-176 OR 1592/1050
OAK GROVE PLACE PB 3/2

OSTEEN DAVID REX
31 OAK GROVE PL
FERNANDINA BEACH, FL 32034

2024

00-00-31-1480-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

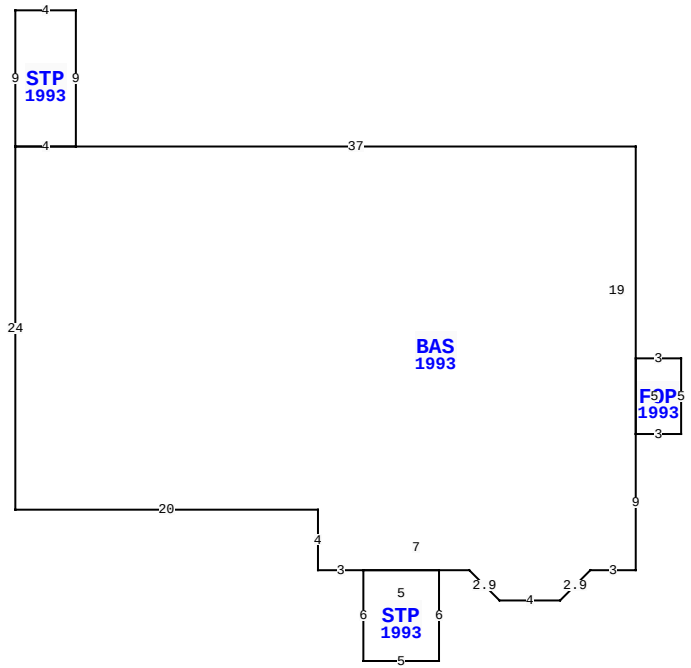
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	1,080	100	1,080	70,423
FOP	15	30	4	261
STP	30	10	3	196
STP	36	10	4	261
TOTALS	1,161		1,091	71,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,091	96.6720	91.84	100,197	1942	1980	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 2009 Heated Area: 1080 HX Base Yr 2009



31 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		71,140
TOTAL MARKET OB/XF VALUE		3,676
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		224,816
SOH/AGL Deduction		133,460
ASSESSED VALUE		91,356
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,356
TOTAL JUST VALUE		224,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 STP=[YR=1993] N9W4S9E4$ W4S24 E20 S4 E3
STP=[YR=1993] S6E5N6 W5$ E7 D2 R2 E4 U2 R2 E3 N9
FOP=[YR=1993] E3N5W3S5$ N19$.

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	0	0	100.00	SF	6.50	6.50	100	1974	1974	3	25	163	
2	0510	GARAGE WD-	0	100	0	0	364.00	SF	35.00	35.00	100	1985	1985	3	20	2,548	
3	0810	CONCRETE A	0	100	0	0	566.00	SF	6.50	6.50	100	1974	1974	3	25	920	
4	0801	ASPHALT A	0	100	5	6	30.00	SF	3.00	3.00	100	1993	1993	3	50	45	

LAND DESCRIPTION

TOTAL OB/XF 3,676

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	70.00	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