

LOTS 29 & W1/2 OF 30
IN OR 1225/915
OAK GROVE PLACE PB 3/2

RAWLS STEVE B
22 OAK GROVE PL
FERNANDINA BEACH, FL 32034

2024

00-00-31-1480-0029-0000



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	14	CARPET 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. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

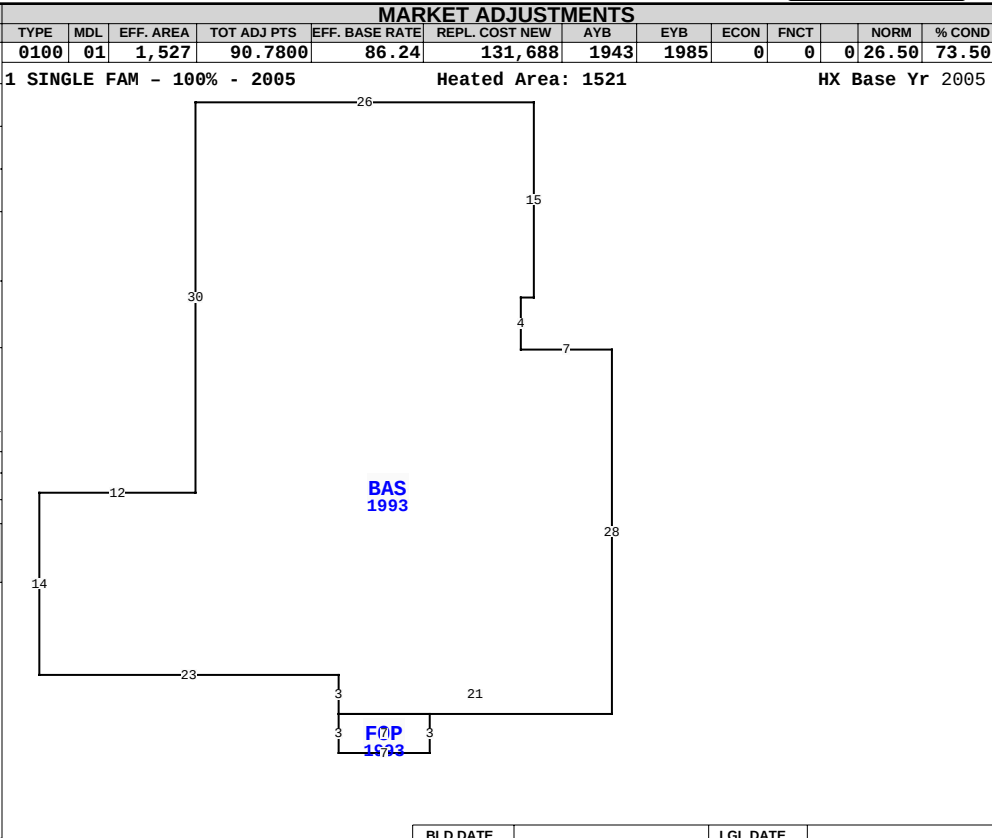
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100	1,521	96,411
FOP	21	30	6	380
TOTALS	1,542		1,527	96,791

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0510	GARAGE WD-	0 100	24	12	288.00	SF	35.00	35.00	100	1993	1993	3	20	2,016	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1943	1943	3	20	700	
3	0825	BRICK	0 100	7	4	28.00	SF	12.50	12.50	100	1943	1943	3	20	70	
4	0810	CONCRETE A	0 100	0	0	154.00	SF	6.50	6.50	100	1943	1943	3	20	200	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



TOTAL OB/XF																2,986
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
1	000100	C	SFR	100	0006	R-1	105.00	100.00	1.00	LT		1.00	1.00	1.10	150,000.00	165,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		96,791			
TOTAL MARKET OB/XF VALUE		2,986			
TOTAL LAND VALUE - MARKET		165,000			
TOTAL MARKET VALUE		264,777			
SOH/AGL Deduction		143,876			
ASSESSED VALUE		120,901			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		70,901			
TOTAL JUST VALUE		264,777			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		260,565			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033195	REPAIR SEWER LINE	1,000	06/04/2003
7437	REMODEL	18,000	11/23/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1225/0915	4/27/2004	WD	U	I	01
GRANTOR: RAWLS HUGH MILLER					SALE PRICE
GRANTEE: RAWLS STEVE B					82,000
0874/0230	3/11/1999	QC	U	I	01
GRANTOR: RAWLS CATHERINE D					100
GRANTEE: RAWLS HUGH MILLER					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W7 N4 E1 N15 W26 S30 W12 S14 E23 S3		
FOP=[YR=1993] S3 E7 N3 W7 \$ E21 N28 \$.		