LOT 21
FIVE POINTS 2 PB 3/35

CHAUNCEY JOHN R & JULIA ANN L/E/
1458 E OAK ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-024B-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

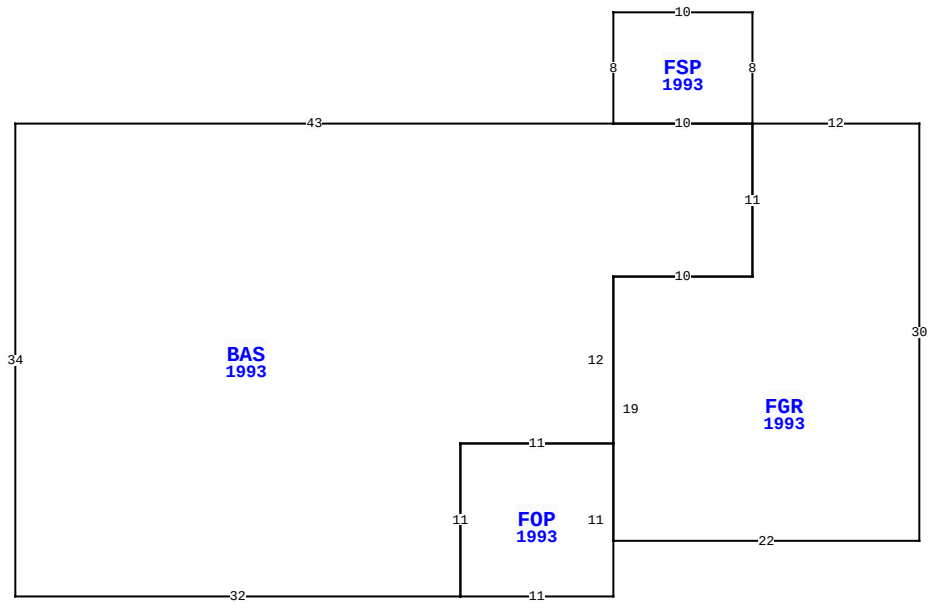
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,451	100	1993	1,451	141,195
FGR	550	55	1993	302	29,387
FOP	121	30	1993	36	3,503
FSP	80	40	1993	32	3,114
TOTALS	2,202			1,821	177,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,821	115.5000	115.50	210,326	1983	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2002 Heated Area: 1451 HX Base Yr 2002



1458 E OAK ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		177,200
TOTAL MARKET OB/XF VALUE		6,022
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		363,222
SOH/AGL Deduction		223,905
ASSESSED VALUE		139,317
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,595
TOTAL JUST VALUE		363,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/0948	11/09/2021	LE	U	I	11	100
GRANTOR: CHAUNCEY JOHN R & JUL						
GRANTEE: CHAUNCEY MARK ROBER						
1029/1299	1/07/2002	WD	U	I	21	130,000
GRANTOR: CONN JANET EUNICE						
GRANTEE: CHAUNCEY JOHN R						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 FSP=[YR=1993] N8 W10 S8 BAS=[YR=1993] W43 S34 E32 FOP=[YR=1993] E11 N11 W11 S11 $ N11 E11 N12 E10 N11 W10 $ E10 $ S11 W10 S19 E22 N30 $.

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	20	20	400.00	SF	6.50	6.50	100	1983	1983	3	38	988	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
3	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	1984	1984	3	41	320	
4	0811	CONCRETE B	0	100	0	0	690.00	SF	5.20	5.20	100	1984	1984	3	41	1,471	
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	
6	1242	WD DECK A	0	100	24	15	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 6,022

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	RES	100		RM	100.00	172.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS