BLK A LOT 2
PT OR 2105/1810
OAK GROVE UNIT 1 PBK O/61

CROMER WILLIAM C JR & LYNN R
309 CEDAR ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-042B-000A-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

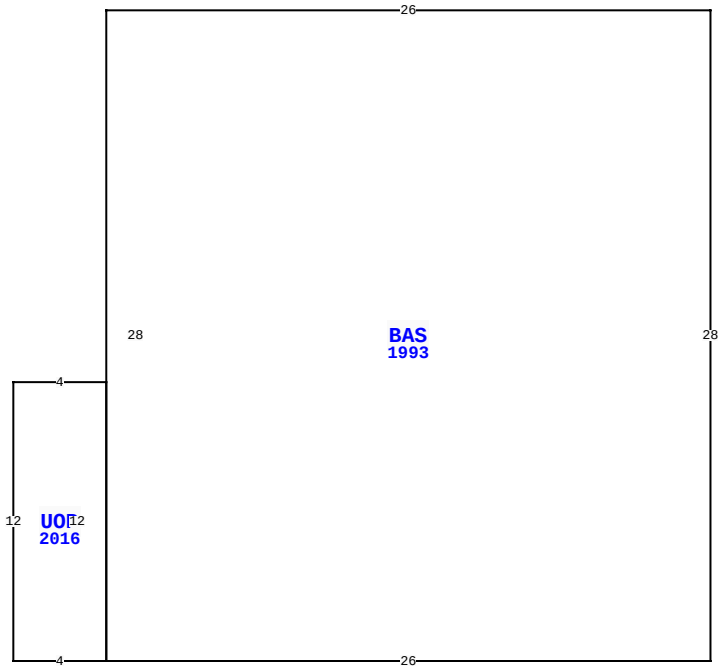
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	1993	728	9,199
UOP	48	20	2016	10	127
TOTALS	776			738	9,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	738	68.3100	25.27	18,649	1974	1974	0	0	0	50.00	50.00

1 GARAGE RES – 0% - 0 Heated Area: 728 HX Base Yr



1984 OAK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

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	0	0	0	212.00	SF	6.50	6.50	100	1977	1977	3	27	372	
2	0810	CONCRETE A	0	0	0	0	366.00	SF	6.50	6.50	100	1977	1977	3	27	642	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	9,324
TOTAL MARKET OB/XF VALUE	7,014
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	113,838
SOH/AGL Deduction	66,392
ASSESSED VALUE	47,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,446
TOTAL JUST VALUE	113,838
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2105/1810	3/08/2017	SW	U	I	12	120,100

GRANTOR: FEDERAL HOME LOAN MOR
GRANTEE: CROMER WILLIAM C JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] E26 S28 W26 UOP=[YR=2016] W4 N12 E4 S12$ N28$.

LAND DESCRIPTION

TOTAL OB/XF 7,014

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	0	0006	RSF-	2100.00	100.00	100.00	FF		1.00	1.00	0.75	1,300.00	975.00	97,500							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS