BLK A LOT 3
OAK GROVE UNIT 1 PBK O/61

HOLMES LEE/
1970 OAK DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-042B-000A-0030**

## BUILDING CHARACTERISTICS

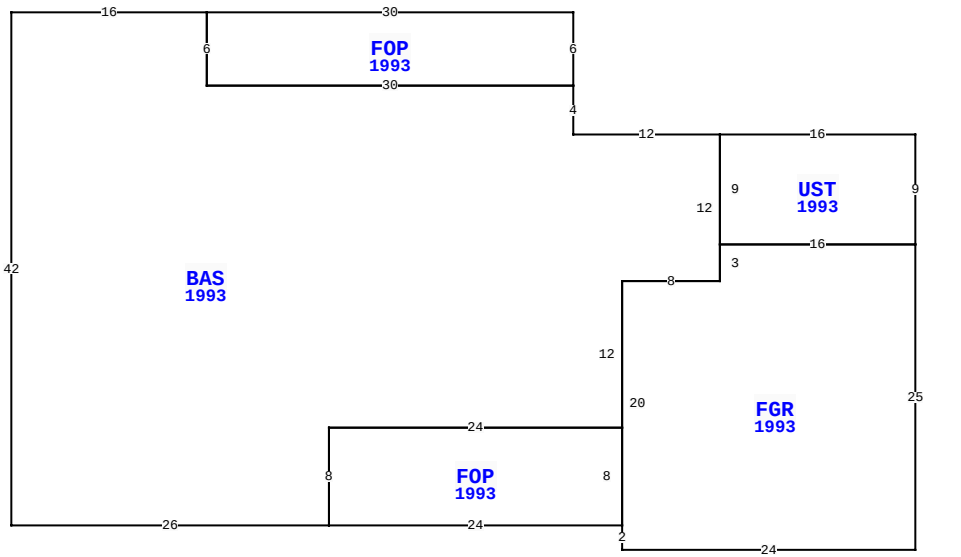
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 1,784 | 100 | 1993 | 1,784 | 154,780 |
| FGR | 576 | 55 | 1993 | 317 | 27,503 |
| FOP | 180 | 30 | 1993 | 54 | 4,685 |
| FOP | 192 | 30 | 1993 | 58 | 5,032 |
| UST | 144 | 45 | 1993 | 65 | 5,639 |
| TOTALS | 2,876 | | | 2,278 | 197,639 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,278 | 108.4468 | 108.45 | 247,049 | 1974 | 1984 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM – 100% - 2019 Heated Area: 1784 HX Base Yr 2019




1970 OAK DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 197,639 |
| TOTAL MARKET OB/XF VALUE | | 906 |
| TOTAL LAND VALUE - MARKET | | 97,500 |
| TOTAL MARKET VALUE | | 296,045 |
| SOH/AGL Deduction | | 134,398 |
| ASSESSED VALUE | | 161,647 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 110,925 |
| TOTAL JUST VALUE | | 296,045 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 287,356 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 9999/9999 | 5/10/2017 | CN | U | I | 37 | 75,000 |

GRANTOR: CROMER WILLIAM C JR &

GRANTEE: HOLMES LEE

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=1993] W16 BAS=[YR=1993] W12 N4 FOP=[YR=1993] N6 W30 S6 E30 $ W30 N6 W16 S42 E26 FOP=[YR=1993] E24 FGR=[YR=1993] S2 E24 N25 W16 S3 W8 S20 $ N8 W24 S8 $ N8 E24 N12 E8 N12 $ S9 E16 N9 $.

## 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 | 85 | 4 | 340.00 | SF | 6.50 | 6.50 | 100 | 1977 | 1977 | 3 | 27 | 597 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 22 | 8 | 176.00 | SF | 6.50 | 6.50 | 100 | 1977 | 1977 | 3 | 27 | 309 | |

## LAND DESCRIPTION

TOTAL OB/XF 906

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS