BLOCK B LOT 3
IN OR 1648/1814
OAK GROVE UNIT 1 PB 0/61

PAUGH TRACY & RYAN
792 MOURNING DOVE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-042B-000B-0030

BUILDING CHARACTERISTICS

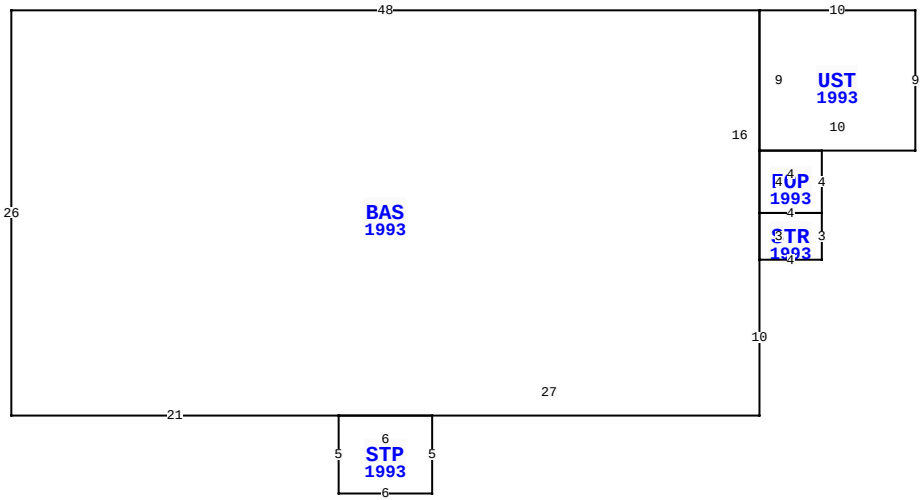
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	115,294
FOP	16	30	1993	5	462
STP	30	10	1993	3	277
STR	12	10	1993	1	92
UST	90	45	1993	40	3,696
TOTALS	1,396			1,297	119,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,297	131.0400	131.04	169,959	1960	1985	0	0	0	29.50	70.50

1 SINGLE FAM – 100% - 2010 Heated Area: 1248 HX Base Yr 2010



792 MOURNING DOVE LN, 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		119,821
TOTAL MARKET OB/XF VALUE		998
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		250,819
SOH/AGL Deduction		163,225
ASSESSED VALUE		87,594
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,872
TOTAL JUST VALUE		250,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1648/1814	10/30/2009	WD	U	I	38	155,000
GRANTOR: GRIFFIN ROBERT J						
GRANTEE: PAUGH TRACY & RYAN						
1294/1479	2/10/2005	WD	Q	I		120,000
GRANTOR: AULD W BURT & ANNE M						
GRANTEE: GRIFFIN ROBERT J						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W10 BAS=[YR=1993] W48 S26 E21 STP=[YR=1993] S5E6N5W6$ E27N10 STR=[YR=1993] E4N3 FOP=[YR=1993] N4W4S4E4$ W4S3$ N16$ S9E10N9$.

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	208.00	SF	3.97	3.97	100	1960	1960	3	20	165	
2	0940	SHEDS/PORT	0	100	13	10	130.00	SF	18.30	18.30	100	2009	2009	3	35	833	

LAND DESCRIPTION

TOTAL OB/XF 998

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	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS