BLOCK D LOT 1(EX S 82 FT)
OAK GROVE UNIT 1 PB 0/61

NEW HORIZONE LLC
1852 DRURY RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-042B-000D-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

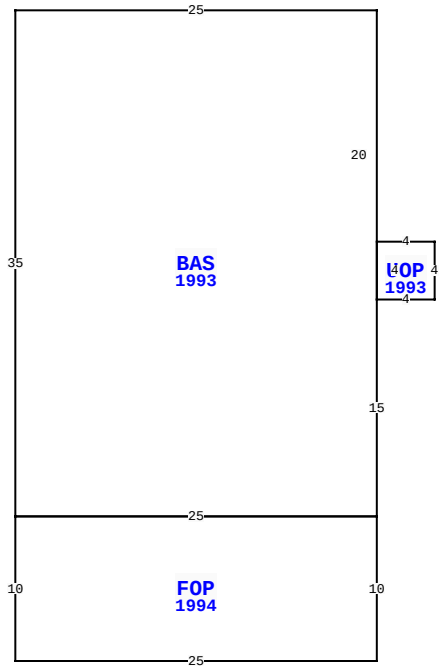
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	1993	875	50,092
FOP	250	30	1994	75	4,294
UOP	16	20	1993	3	172
TOTALS	1,141			953	54,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	953	98.2800	98.28	93,661	1946	1946	0	0	15	26.75	58.25

1 SINGLE FAM – 0% - 2023 Heated Area: 875 HX Base Yr



1985 PINE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	54,558
TOTAL MARKET OB/XF VALUE	105
TOTAL LAND VALUE - MARKET	117,000
TOTAL MARKET VALUE	171,663
SOH/AGL Deduction	6,314
ASSESSED VALUE	165,349
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,349
TOTAL JUST VALUE	171,663
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011272	REPAIRS	20,000	10/03/2024
20216585	DEMOLITION	0	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1666	4/22/2022	WD	Q	I	01	172,000
GRANTOR: MILES CATHY A						
GRANTEE: NEW HORIZONE LLC						
2501/1363	10/01/2021	WD	Q	I	01	130,000
GRANTOR: FIN HOMES LLC						
GRANTEE: MILES CATHY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S35 FOP=[YR=1994] S10 E25 N10 W25$ E25 N15
UOP=[YR=1993] E4 N4W4S4$ N20$.

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	54.00	SF	6.50	6.50	100	1980	1980	3	30	105	

LAND DESCRIPTION

TOTAL OB/XF 105

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	0007	RSF-2	90.00	100.00	90.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	117,000							

REVIEW DATE 06/04/2025 BY HS Total Acres: 0.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS