BLOCK F LOT 3
OAK GROVE SUB 2 PB 2/60

BILLINGS BRAD A & KAREN C
1943 PALM DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-042C-000F-0030

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	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
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		1.5 100
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

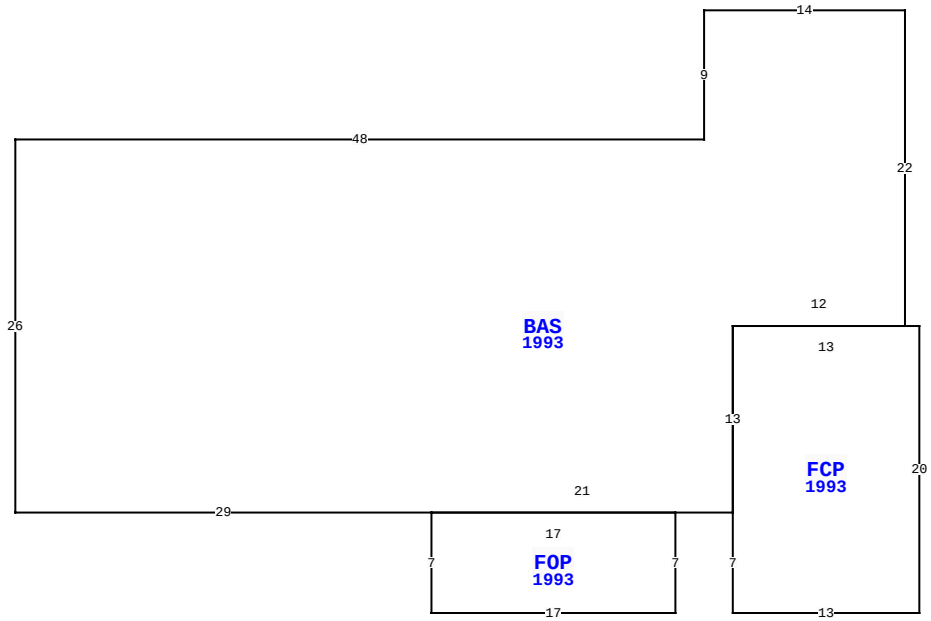
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100	1993	1,582	200,889
FCP	260	25	1993	65	8,254
FOP	119	30	1993	36	4,571
TOTALS	1,961			1,683	213,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,683	104.0000	137.28	231,042	1976	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2025 Heated Area: 1582 HX Base Yr 2025



1943 PALM 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		213,714
TOTAL MARKET OB/XF VALUE		4,202
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		347,916
SOH/AGL Deduction		0
ASSESSED VALUE		347,916
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		297,194
TOTAL JUST VALUE		347,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-18083	H/AC	49	04/01/2013
6330	ADDITION	5,825	03/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/1408	5/10/2023	WD	Q	I	02	402,500
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: BILLINGS BRAD A & K						
2571/0584	6/08/2022	WD	U	I	37	350,700
GRANTOR: RICHERT ERIC W						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S9 W48 S26 E29 FOP=[YR=1993] S7E17 N7 W17$ E21 FCP=[YR=1993] S7 E13 N20W13 S13$ N13 E12 N22$.

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	600.00	SF	6.50	6.50	100	1976	1976	3	26	1,014	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1976	1976	3	20	600	
3	1242	WD DECK A	0	100	14	11	154.00	SF	10.00	10.00	100	1976	1976	3	20	308	
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2003	2003	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 4,202

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		RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS