BLOCK F LOT 6
OAK GROVE UNIT 2 PB 2/60

WILES BARTON & RAMONA A
731 MOURNING DOVE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-042C-000F-0060

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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

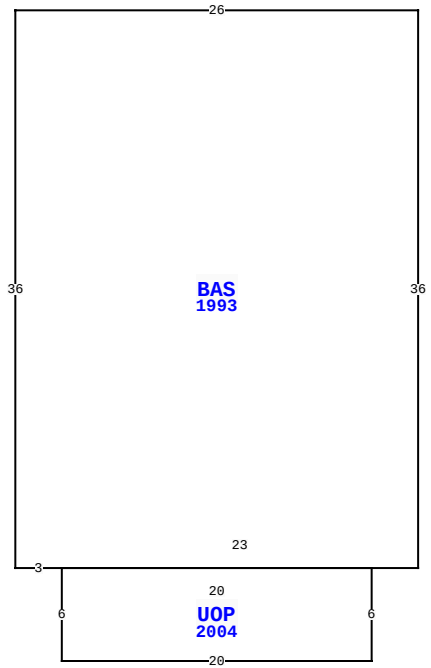
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	1993	936	76,033
UOP	120	20	2004	24	1,949
TOTALS	1,056			960	77,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	960	105.8400	105.84	101,606	1940	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 100% - 2022 Heated Area: 936 HX Base Yr 2022



731 MOURNING DOVE LN, 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		77,983
TOTAL MARKET OB/XF VALUE		1,238
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		209,221
SOH/AGL Deduction		35,557
ASSESSED VALUE		173,664
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,942
TOTAL JUST VALUE		209,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2885	REMODEL	6,000	06/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2511/1882	10/27/2021	QC	U	I	11	100
GRANTOR: WILES BARTON						
GRANTEE: WILES BARTON & RAMO						
1190/1434	11/24/2003	WD	Q	I		75,000
GRANTOR: BRAZELL RICKY A						
GRANTEE: WILES BARTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S36 E3 UOP=[YR=2004] S6 E20 N6 W20 $ E23 N36 $.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1990	1990	3	20	600	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1980	1980	3	20	384	
3	0810	CONCRETE A	0	100	21	4	84.00	SF	6.50	6.50	100	1940	1940	3	20	109	
4	1076	TRELLIS A	0	100	12	14	168.00	SF	1.80	1.80	100	2004	2004	3	32	97	
5	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	1990	1990	3	20	48	

LAND DESCRIPTION

TOTAL OB/XF 1,238

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