BLOCK H LOT 1
IN OR 552 PG 986
OAK GROVE UNIT 2 PB 2/60

SWANSON FLORA L
1940 OAK DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-042C-000H-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

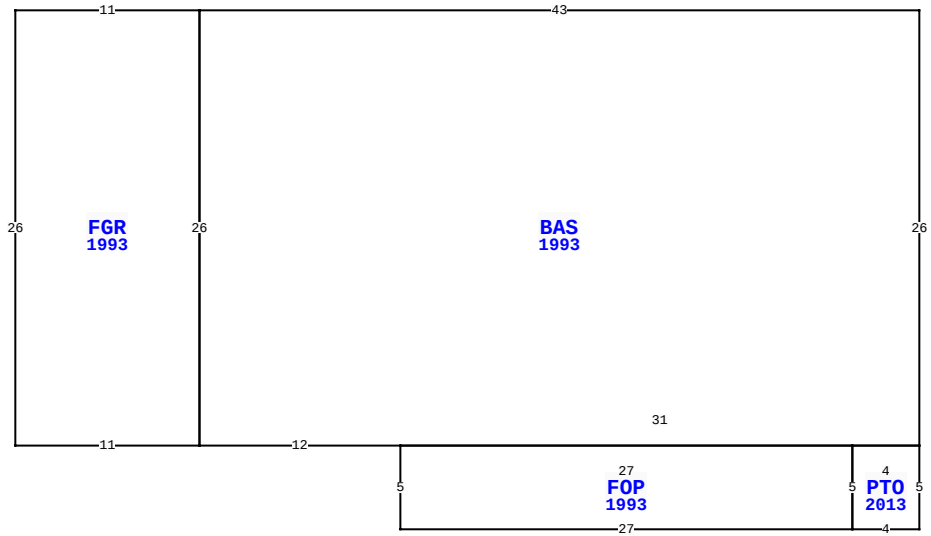
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,118	100	1993	1,118	109,146
FGR	286	55	1993	157	15,327
FOP	135	30	1993	40	3,905
PTO	20	5	2013	1	97
TOTALS	1,559			1,316	128,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,316	117.3120	117.31	154,380	1988	1988	0	0	0	16.78	83.22

1 SINGLE FAM – 100% - 1989 Heated Area: 1118 HX Base Yr 1989



1940 OAK 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		128,475
TOTAL MARKET OB/XF VALUE		4,217
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		230,192
SOH/AGL Deduction		148,326
ASSESSED VALUE		81,866
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		26,144
TOTAL JUST VALUE		230,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4757	NEW CONSTR	2,000	01/20/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0556/0991	11/09/1988	WD	U	V	10	100
GRANTOR: CORRECTIVE OR142/271						
GRANTEE:						
0552/0986	9/20/1988	WD	Q	I		57,500
GRANTOR: CRISHER JAMES N						
GRANTEE: SWANSON DONALD G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 FGR=[YR=1993] W11 S26 E11 N26$ S26 E12 FOP=[YR=1993] S5 E27 PTO=[YR=2013] E4 N5 W4 S5$ N5 W27$ E31 N26$.

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	0811	CONCRETE B	0	100	0	0	500.00	SF	5.20	5.20	100	1988	1988	3	52	1,352	
2	0810	CONCRETE A	0	100	0	0	82.00	SF	6.50	6.50	100	1988	1988	3	52	277	
3	0810	CONCRETE A	0	100	20	10	200.00	SF	6.50	6.50	100	1988	1988	3	52	676	
4	0810	CONCRETE A	0	100	0	0	403.00	SF	6.50	6.50	100	1998	1998	3	73	1,912	

LAND DESCRIPTION

TOTAL OB/XF 4,217

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	0003	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