

BLOCK M LOT 5 & S 15' OF LOT 1  
IN OR 2452/1342  
OAK GROVE #3 PB 3/51

JONES DOUGLAS R & RINA AUKJE/GIBSON IAN MARSHALL &  
1227 N FLETCHER AVE  
FERNANDINA BEACH, FL 32034

2025

00-00-30-042D-000M-0050



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	624	100	2021
TOTALS	624		7,201

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1		624	62.3700	23.08	14,402	1989	1989	0	0	50.00	50.00	
1 GARAGE RES - 0% - 0 Heated Area: 624 HX Base Yr												
1888 PINE DR, FERNANDINA BEACH												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/11/2024 MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			7,201
TOTAL MARKET OB/XF VALUE			18,426
TOTAL LAND VALUE - MARKET			149,500
TOTAL MARKET VALUE			175,127
SOH/AGL Deduction			12,046
ASSESSED VALUE			163,081
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			163,081
TOTAL JUST VALUE			175,127
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			175,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5406	GARAGE	10,608	01/03/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2452/1342	4/15/2021	WD	Q	V	01	77,000
GRANTOR: GIBSON NANCY						
GRANTEE: JONES DOUGLAS ROWLA						
0833/1607	5/13/1998	QC	Q	I	01	100
GRANTOR: FUCHS ERNEST P & MARJ						
GRANTEE: GIBSON NANCY						

L N	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	1,154.00	SF	6.50	6.50	100	1989	1989	3	54.5	4,088	
2	0810	CONCRETE A	0	0	53	159.00	SF	6.50	6.50	100	1990	1990	3	57	589	
3	0810	CONCRETE A	0	0	0	434.00	SF	6.50	6.50	100	1992	1992	3	62	1,749	
4	0936	SEPTC TANK	0	0	0	1.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	6,000	
5	0937	WELL	0	0	0	1.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	6,000	
TOTAL OB/XF 18,426																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W26 S24 E26 N24\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2115.00	150.00	115.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	149,500							