BLOCK N LOTS 2 3 & 4
OAK GROVE SUB #3 PB3/51

ST GEORGE MANAGEMENT LLC
4885 MONROE FOREST DRIVE
JACKSONVILLE, FL 32257

2025

00-00-30-042D-000N-0020

BUILDING CHARACTERISTICS

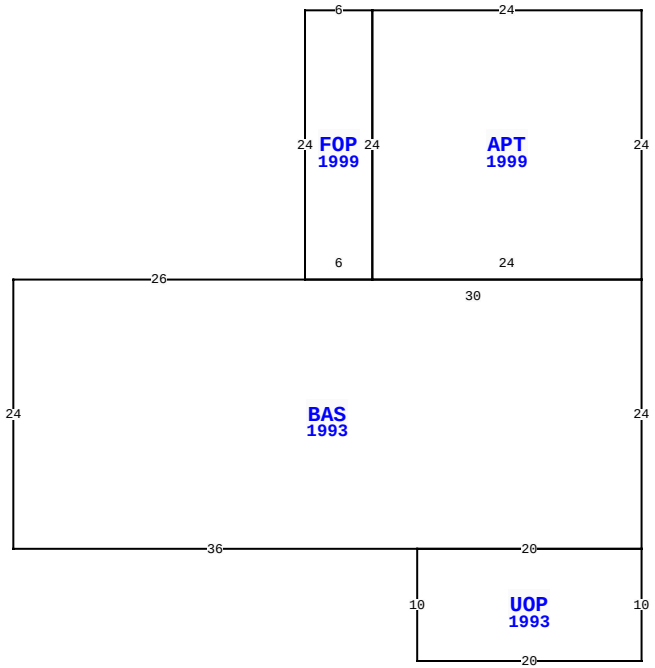
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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
APT	576	115	1999	662	15,920
BAS	1,344	100	1993	1,344	32,321
FOP	144	30	1999	43	1,034
UOP	200	25	1993	50	1,202
TOTALS	2,264			2,099	50,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,099	100.2000	80.16	168,256	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 1920 HX Base Yr



1889 OAK DR, FERNANDINA BEACH

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

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	0	9	10	90.00	SF	30.00	30.00	100	1980	1980	3	20	540	
2	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	1970	1970	3	20	48	
3	1242	WD DECK A	0	0	6	24	144.00	SF	10.00	10.00	100	1980	1980	3	20	288	
4	0810	CONCRETE A	0	0	17	3	51.00	SF	6.50	6.50	100	1976	1976	3	26	86	
5	0810	CONCRETE A	0	0	0	0	1,818.00	SF	6.50	6.50	100	1992	1992	3	62	7,327	
6	1243	WD DECK F	0	0	8	6	48.00	SF	8.00	8.00	100	1999	1999	3	20	77	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	88,298
TOTAL MARKET OB/XF VALUE	8,366
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	421,664
SOH/AGL Deduction	0
ASSESSED VALUE	421,664
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	421,664
TOTAL JUST VALUE	421,664
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	413,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905679	REMODEL	24,024	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/237	3/15/2024	WD	U	I	37	275,000
GRANTOR: WONG KENNY C K						
GRANTEE: ST GEORGE MANAGEMEN						
0569/0124	5/03/1989	WD	Q	I		58,000
GRANTOR: GARNER EVERETT & SAM						
GRANTEE: WONG KENNY & LORETT						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1999] W24 FOP=[YR=1999] W6 S24 BAS=[YR=1993] W26 S24 E36 UOP=[YR=1993] S10 E20 N10 W20 $ E20 N24 W30 $ E6 N24 $ S24 E24 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 8,366

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	000800	C	MULTI-FAMILY	0		RSF-2	200.00	100.00	200.00	FF		1.00	1.00	0.75	1,300.00	975.00	195,000							
2	000100	C	RES	0		RSF-2	100.00	150.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS

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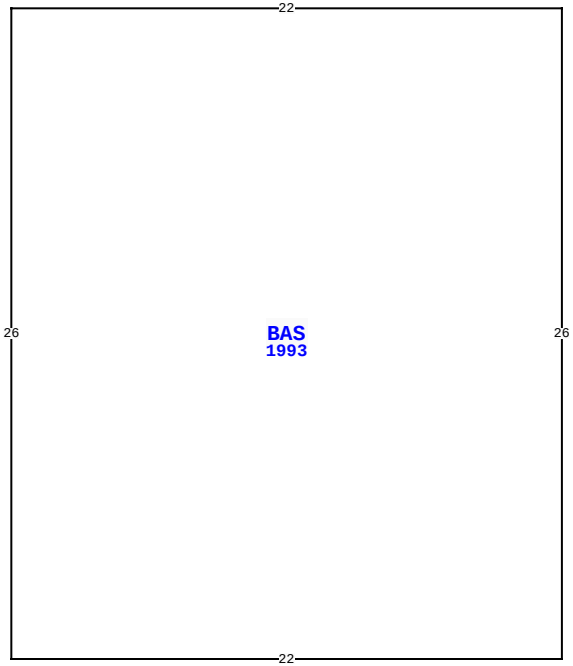
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 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	0800	MULTI-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	572	100	1993	572	37,821
TOTALS	572			572	37,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	572	87.0000	87.00	49,764	1976	1976	0	0	0	24.00	76.00

2 SINGLE FAM – 0% - 2025 Heated Area: 572 HX Base Yr



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NASSAU COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S26 E22 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS