UNIT 1900
IN OR 1525/610
ESMT OR 1502/1683

DAVIS ALLEN B & MIRIAM S
1900 OAK DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-042T-1900-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	END	END 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	FOP	FOP 100
Parking 2 CAR	GAR	2 CAR GAR 100
Bedrooms		3 100
Bathrooms		2.5 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2035.00	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0428100		1,882				2006	2006	100	100	0		

1 CONDO – 100% - 2008 HX Base Yr 2008

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,882			1,882	

1900 OAK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		352,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		352,000
SOH/AGL Deduction		175,929
ASSESSED VALUE		176,071
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,349
TOTAL JUST VALUE		352,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19980	ELEC OTHER	0	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1525/0610	9/14/2007	WD	Q	I		222,800

GRANTOR: BUILT SMART HOMES LLC
GRANTEE: DAVIS ALLEN B & MIR

BUILDING NOTES

BUILDING DIMENSIONS

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

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 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS