LOT 1
IN OR 1043/1601
OAK GROVE PLACE PB 3/2

FILLET-GENTRY TRUST/FILLET DAVID E TRUSTEE
2200 MARAVILLA DRIVE
LOS ANGELES, CA 90068

2025

00-00-31-1480-0001-0000

BUILDING CHARACTERISTICS

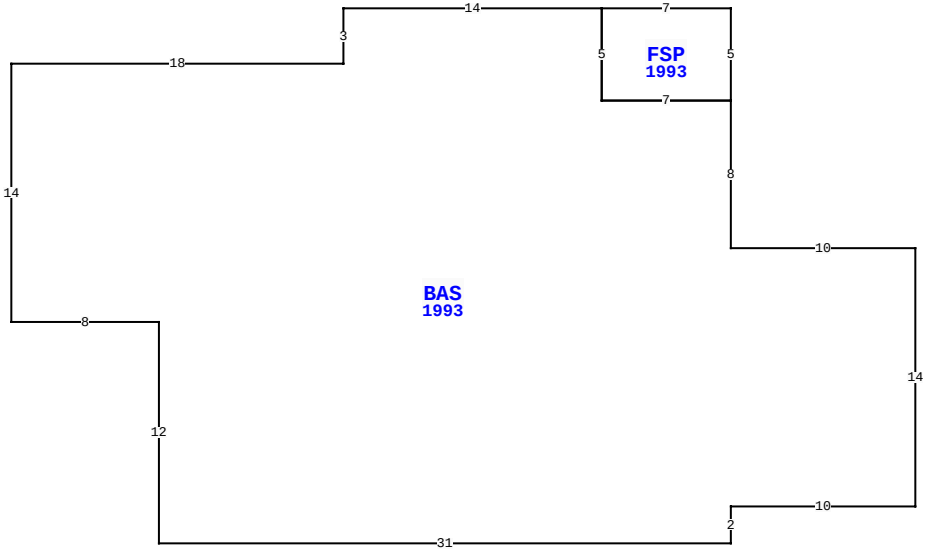
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100	1993	1,086	81,548
FSP	35	40	1993	14	1,051
TOTALS	1,121			1,100	82,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,100	97.5200	97.52	107,272	1940	1993	0	0	0	23.00	77.00

1 SINGLE FAM – 0% - 0 Heated Area: 1086 HX Base Yr



19 OAK GROVE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	82,599
TOTAL MARKET OB/XF VALUE	4,117
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	286,716
SOH/AGL Deduction	88,900
ASSESSED VALUE	197,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,816
TOTAL JUST VALUE	286,716
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121340	RE-ROOF	4,505	07/09/2012
20060604	H/AC	4,350	03/23/2006
20060576	REMODEL	500	03/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1043/1601	3/15/2002	QC	Q	I	06	100
GRANTOR: GENTRY KATHELLN A & F						
GRANTEE: GENTRY FREDERICK J						
0939/1542	7/10/2000	WD	Q	I	06	100
GRANTOR: GENTRY KATHLEEN & FRE						
GRANTEE: GENTRY KATHLEEN & F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N8 FSP=[YR=1993] N5 W7 S5 E7 $ W7 N5 W14 S3 W18 S14 E8 S12 E31 N2 E10 N14 $.

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	0810	CONCRETE A	0	0	0	0	800.00	SF	6.50	6.50	100	1940	1940	3	20	1,040	
2	0510	GARAGE WD-	0	0	12	29	348.00	SF	35.00	35.00	100	1985	1985	3	20	2,436	
3	0825	BRICK	0	0	4	6	24.00	SF	12.50	12.50	100	1940	1940	3	20	60	
4	0810	CONCRETE A	0	0	12	28	336.00	SF	6.50	6.50	100	1940	1940	3	20	437	
5	0801	ASPHALT A	0	0	8	12	96.00	SF	3.00	3.00	100	1960	1960	3	50	144	

LAND DESCRIPTION

TOTAL OB/XF 4,117

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	0	0003	R-2	60.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS