LOT 2
IN OR 2186/1519
OAK GROVE PLACE PB 3/2

MCCLINTIC VIRGIL JR & ROXANNE
7 OAK GROVE PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1480-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
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	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

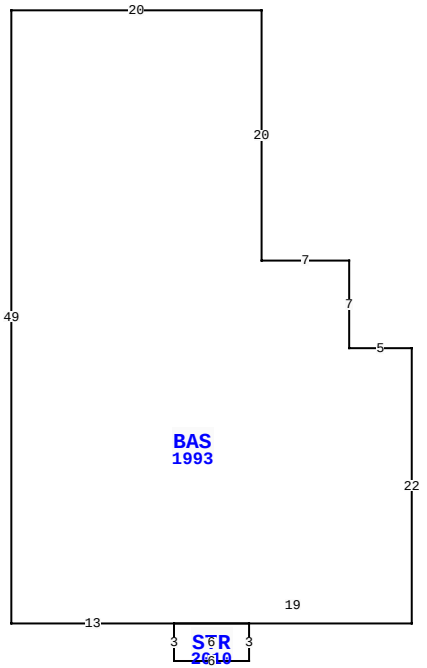
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,293	100	1993	1,293	163,312
STR	18	10	2010	2	253
TOTALS	1,311			1,295	163,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,295	116.6880	154.03	199,469	1932	2000	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2019 Heated Area: 1293 HX Base Yr 2019



7 OAK GROVE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		200,411
TOTAL MARKET OB/XF VALUE		4,013
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		404,424
SOH/AGL Deduction		262,681
ASSESSED VALUE		141,743
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,021
TOTAL JUST VALUE		404,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100963	REPAIR/RRF	2,000	06/09/2010
20071426	XFOB	1,134	07/31/2007
20012063	REPAIR/RRF	0	09/17/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/1519	3/30/2018	WD	Q	I	02	215,000
GRANTOR: OSTEEN DAVID						
GRANTEE: MCCLINTIC VIRGIL M						
1675/0477	4/23/2010	WD	Q	I	02	175,000
GRANTOR: NORWOOD SUSAN J						
GRANTEE: OSTEEN DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N7 W7 N20 W20 S49 E13 STR=[YR=2010]
S3E6N3W6$ E19 N22$.

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	100	30	20	600.00	SF	6.50	6.50	100	1980	1980	3	30	1,170	
2	0810	CONCRETE A	0	100	0	0	317.00	SF	6.50	6.50	100	1994	1994	3	66	1,360	
3	0479	VF PICKET	0	100	0	0	23.00	LF	10.00	10.00	100	2007	2007	3	69	159	
4	0810	CONCRETE A	0	100	3	26	78.00	SF	6.50	6.50	100	1932	1932	3	20	101	
5	0810	CONCRETE A	0	100	0	0	202.00	SF	6.50	6.50	100	1960	1960	3	20	263	
6	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2010	2010	3	40	960	

LAND DESCRIPTION

TOTAL OB/XF 4,013

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	100	0006	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 02/28/2024 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

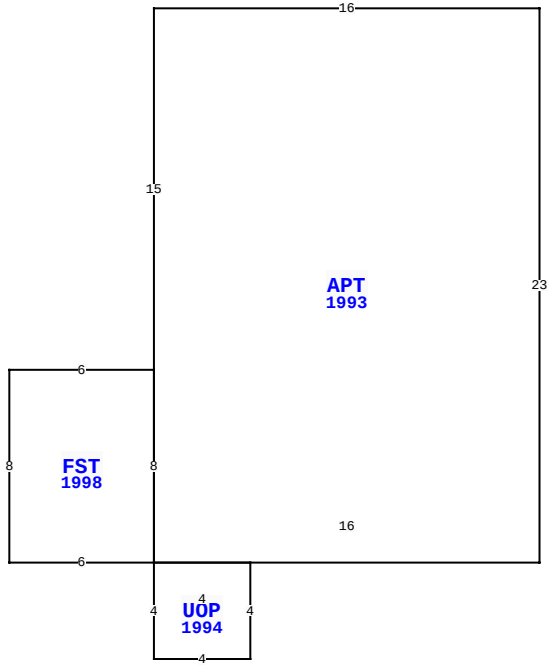
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	368	100	1993	368	34,155
FST	48	55	1998	26	2,413
UOP	16	20	1994	3	278
TOTALS	432			397	36,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	397	111.8150	111.82	44,393	1932	1985	0	0	0	17.00	83.00

2 SINGLE FAM – 0% - 2019 Heated Area: 368 HX Base Yr 2019



7 OAK GROVE PL, FERNANDINA BEACH

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2025 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

NASSAU COUNTY PROPERTY

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INCOME VALUE		
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GRANTOR: NORWOOD SUSAN J						
GRANTEE: OSTEEN DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W16 S15 FST=[YR=1998] W6 S8 E6 N8 $ S8
UOP=[YR=1994] S4 E4 N4 W4 $ E16 N23 $.

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 02/28/2024 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS