LOT 3 IN OR 844/1263
OAK GROVE PLACE PB 3/2

NICKLESS DARBY L
P O BOX 1884
FERNANDINA BEACH, FL 32035-1884

2025

00-00-31-1480-0003-0000

BUILDING CHARACTERISTICS

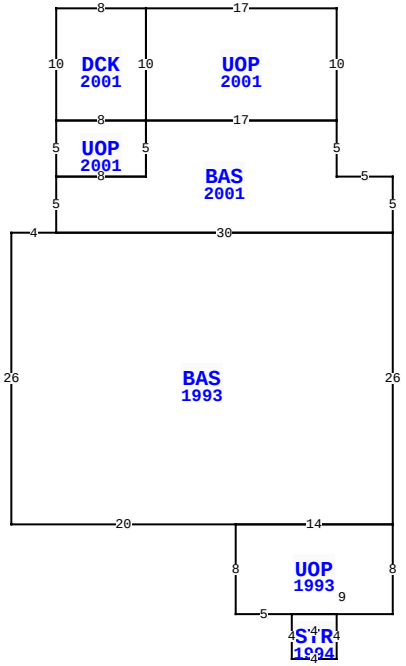
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	884	100	1993	884	89,403
BAS	235	100	2001	235	23,767
DCK	80	10	2001	8	809
STR	16	10	1994	2	203
UOP	112	20	1993	22	2,225
UOP	40	20	2001	8	809
UOP	170	20	2001	34	3,439
TOTALS	1,537			1,193	120,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,193	121.8470	121.85	145,367	1932	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2004 Heated Area: 1119 HX Base Yr 2004



3 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1932	1932	3	20	700	
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2001	2001	3	79	2,054	
3	0940	SHEDS/PORT	0	100	10	20	200.00	SF	27.00	27.00	100	2001	2001	3	20	1,080	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		120,655
TOTAL MARKET OB/XF VALUE		3,834
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		324,489
SOH/AGL Deduction		225,444
ASSESSED VALUE		99,045
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,323
TOTAL JUST VALUE		324,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034105	REPLACE/REPAIR SE	0	11/06/2003
20011854	RE-ROOF & SIDING	0	08/13/2001
20010214	STOP WORK ORDER	0	02/08/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0844/1263	8/12/1998	WD	Q	I		39,500
GRANTOR: HOENSTINE JAMES M						
GRANTEE: NICKLESS DARBY						
0844/1261	8/12/1998	WD	Q	I		39,000
GRANTOR: MCKINNEY VANITA G						
GRANTEE: HOENSTINE JAMES M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W5N5 UOP=[YR=2001] N10 W17 DCK=[YR=2001] W8 S10
UOP=[YR=2001] S5E8N5 W8$ E8N10$ S10E17$ W17S5W8S5
BAS=[YR=1993] W4S26 E20 UOP=[YR=1993] S8E5 STR=[YR=1994]
S4E4N4W4$ E9N8W14$ E14 N26W30$ E30N5$.

LAND DESCRIPTION

TOTAL OB/XF 3,834

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	100	0006	R-2	60.00	125.00	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