LOTS 4 5 & W1/2 OF 6
IN OR 1896/1025
OAK GROVE PLACE PB 3/2

VINCENT JOHN T III & LESANNE
4 OAK GROVE PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1480-0004-0000

BUILDING CHARACTERISTICS

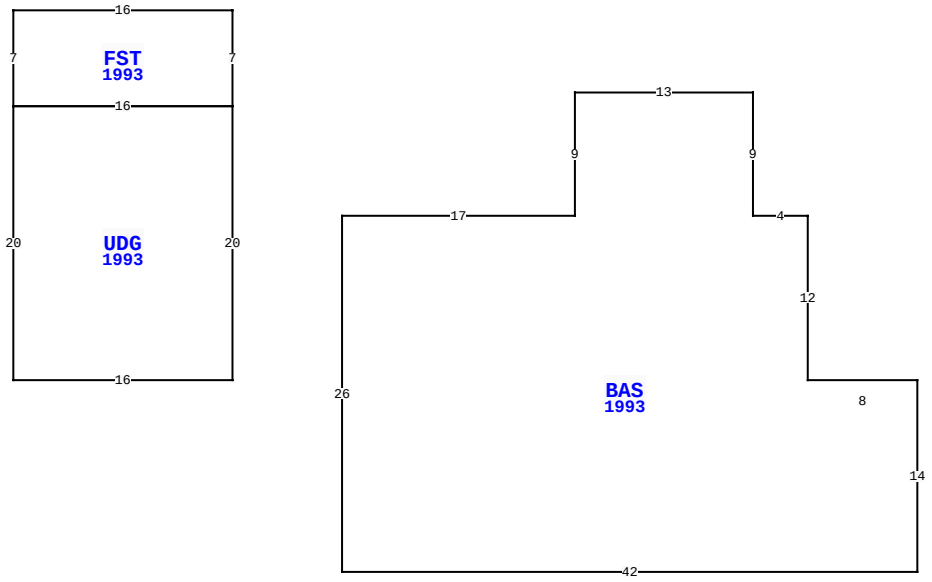
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,113	100	1993	1,113	90,162
FST	112	55	1993	62	5,022
UDG	320	55	1993	176	14,258
TOTALS	1,545			1,351	109,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,351	110.9680	110.97	149,920	1932	1985	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1113 HX Base Yr 2022



4 OAK GROVE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	05/07/2025 MLU
XF DATE		LAND DATE	
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	109,442
TOTAL MARKET OB/XF VALUE	2,202
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	411,644
SOH/AGL Deduction	128,310
ASSESSED VALUE	283,334
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	232,612
TOTAL JUST VALUE	411,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041027	ELEC. REPAIRS	1,000	06/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1896/1025	12/20/2013	WD	Q	I	02	155,000
GRANTOR: HILL ELAINA & LINDSEY						
GRANTEE: VINCENT JOHN T III						
1552/0128	2/21/2008	WD	Q	I		175,000
GRANTOR: JENNINGS ROBERT W						
GRANTEE: HERR JEAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N12 W4 N9 W13 S9 W17 S26 E42 N14 $ PTR= W50
UDG=[YR=1993] N20 FST=[YR=1993] N7W16S7E16 $ W16S20E16$ E50 $
.

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	0	0	406.00	SF	6.50	6.50	100	1932	1932	3	20	528	
2	0351	CARPORT MT	0	100	10	20	200.00	SF	10.00	10.00	100	1983	1983	3	20	400	
3	0351	CARPORT MT	0	100	10	20	200.00	SF	10.00	10.00	100	1980	1980	3	20	400	
4	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	1983	1983	3	38	158	
5	0810	CONCRETE A	0	100	2	32	64.00	SF	6.50	6.50	100	1983	1983	3	38	158	
6	0825	BRICK	0	100	0	0	58.00	SF	12.50	12.50	100	1983	1983	3	77	558	

LAND DESCRIPTION

TOTAL OB/XF 2,202

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	130.00	140.00	1.00	LT		1.00	1.00	1.50	200,000.00	300,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS