LOT 7 & E1/2 OF LOT 6
OAK GROVE PLACE PB 3/2

HASSLE-FREE HOMES LLC
4674 TOWN CENTER PKWY UNIT 132
JACKSONVILLE, FL 32246

2025

00-00-31-1480-0007-0000

BUILDING CHARACTERISTICS

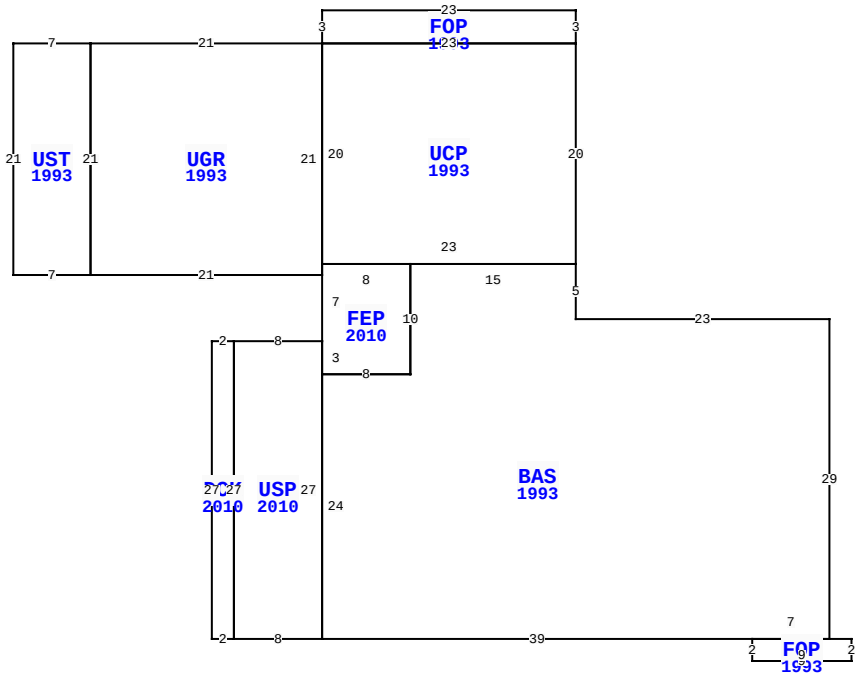
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,369	100	1993	1,369	104,807
DCK	54	10	2010	5	383
FEP	80	80	2010	64	4,900
FOP	18	30	1993	5	383
FOP	69	30	1993	21	1,608
UCP	460	20	1993	92	7,043
UGR	441	45	1993	198	15,158
USP	216	30	2010	65	4,976
UST	147	45	1993	66	5,053
TOTALS	2,854			1,885	144,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,885	109.7600	109.76	206,898	1932	1932	0	0	0	30.25	69.75

1 SINGLE FAM – 0% - 2025 Heated Area: 1369 HX Base Yr



103 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0810	CONCRETE A	0	0	20	55	1,100.00	SF	6.50	6.50	100	1970	1970	3	20	1,430	
2	0810	CONCRETE A	0	0	3	66	198.00	SF	6.50	6.50	100	1970	1970	3	20	257	
3	0810	CONCRETE A	0	0	15	20	300.00	SF	6.50	6.50	100	1932	1932	3	20	390	
4	0351	CARPORT MT	0	0	12	59	708.00	SF	10.00	10.00	100	1998	1998	3	20	1,416	
5	0810	CONCRETE A	0	0	0	0	153.00	SF	6.50	6.50	100	1998	1998	3	73	726	
6	0825	BRICK	0	0	5	8	40.00	SF	12.50	12.50	100	1970	1970	3	54	270	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	144,311
TOTAL MARKET OB/XF VALUE	4,489
TOTAL LAND VALUE - MARKET	220,000
TOTAL MARKET VALUE	368,800
SOH/AGL Deduction	0
ASSESSED VALUE	368,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	368,800
TOTAL JUST VALUE	368,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120485	METAL ROOF	5,500	03/22/2012
20042086	WOOD FENCE	1,000	11/08/2004
984085	WOOD FENCE	200	08/19/1998
10578B	REPAIR/RRF	1,500	06/27/1997
6869	REPAIR/RRF	3,600	01/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2747/558	10/29/2024	WD	Q	I	01	397,500
GRANTOR: FORNS LAWRENCE E						
GRANTEE: HASSLE-FREE HOMES L						
2723/1041	6/04/2024	QC	U	I	11	100
GRANTOR: FORNS BONITA GAY MALO						
GRANTEE: FORNS LAWRENCE EVEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 N5 UCP=[YR=1993] N20 FOP=[YR=1993] N3 W23 S3 E23 $ W23 UGR=[YR=1993] W21 UST=[YR=1993] W7 S21 E7 N21 $ S21 E21 N21 $ S20 E23 $ W15 FEP=[YR=2010] W8 S7USP=[YR=2010] W8 DCK=[YR=2010] W2S27E2N27$ S27E8N27$ S3 E8 N10 $ S10 W8 S24 E39 FOP=[YR=1993] S2 E9 N2 W9 $ E7 N29 $.

LAND DESCRIPTION

TOTAL OB/XF 4,489

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	100.00	90.00	1.00	LT		1.00	1.00	1.10	200,000.00	220,000.00	220,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/30/2025 BY SYS