LOT 18
OAK GROVE PLACE PB 3/2
BLOCK 260 SUB E1/2 OF SUBLOTS

INGLIS HAL S & LISA S
61 OAK GROVE PL
FERNANDINA BEACH, FL 32034

2025

00-00-31-1480-0018-0000

BUILDING CHARACTERISTICS

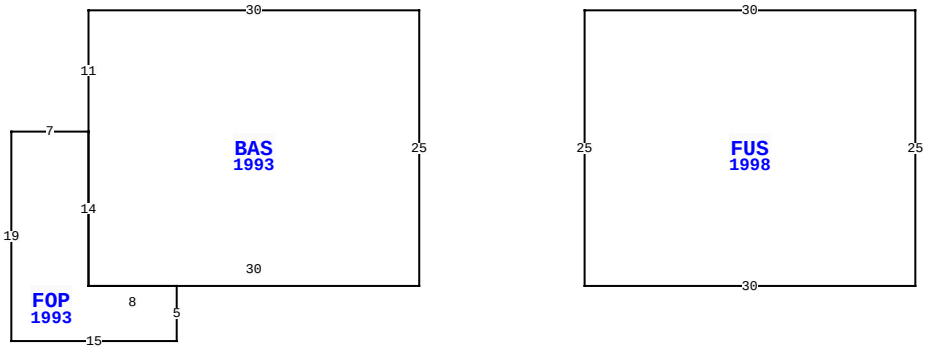
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	750	100	1993	750	69,533
FOP	173	30	1993	52	4,821
FUS	750	100	1998	750	69,533
TOTALS	1,673			1,552	143,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,552	89.7600	118.48	183,881	1945	1995	0	0	0	21.75	78.25

1 SNGL FAM – 100% - 2024 Heated Area: 1500 HX Base Yr



61 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1945	1945	3	20	400	
2	0810	CONCRETE A	0	100	7	5	35.00	SF	6.50	6.50	100	1945	1945	3	20	46	
3	0810	CONCRETE A	0	100	6	10	60.00	SF	6.50	6.50	100	1945	1945	3	20	78	
4	0511	GARAGE CB-	0	100	30	30	900.00	SF	40.00	40.00	100	1969	1969	3	20	7,200	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	18.30	18.30	100	1993	1993	3	20	293	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		143,887
TOTAL MARKET OB/XF VALUE		8,017
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		451,904
SOH/AGL Deduction		70,574
ASSESSED VALUE		381,330
TOTAL EXEMPTION VALUE	13	381,330
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		451,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161815	MTL ROOF	14,000	07/01/2016
20021590	WOOD PRIVACY FENC	1,000	09/24/2002
983545	REPAIR/RRF	3,965	04/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1065/1139	6/27/2002	WD	Q	I		144,500
GRANTOR: TAYLOR CHARLES C & AN						
GRANTEE: INGLIS HAL & LISA S						
1065/1137	6/27/2002	WD	U	I	07	100
GRANTOR: YOUNG JAMES M & WILLI						
GRANTEE: TAYLOR CHARLES C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S11 FOP=[YR=1993] W7 S19 E15 N5 W8 N14 $ S14 E30 N25 $ PTR= E15 FUS=[YR=1998] E30 S25 W30 N25 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 8,017

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-1	64.00	108.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							
2	000100	C	RES	100	0006	R-1	101.00	86.00	1.00	LT		1.00	1.00	0.50	200,000.00	100,000.00	100,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS