LOTS 20 & 21
IN OR 534 PG 467
OAK GROVE PLACE PB 3/2

OSTEEN FRANCIS S
53 OAK GROVE PL
FERNANDINA BEACH, FL 32034

2025

00-00-31-1480-0020-0000

BUILDING CHARACTERISTICS

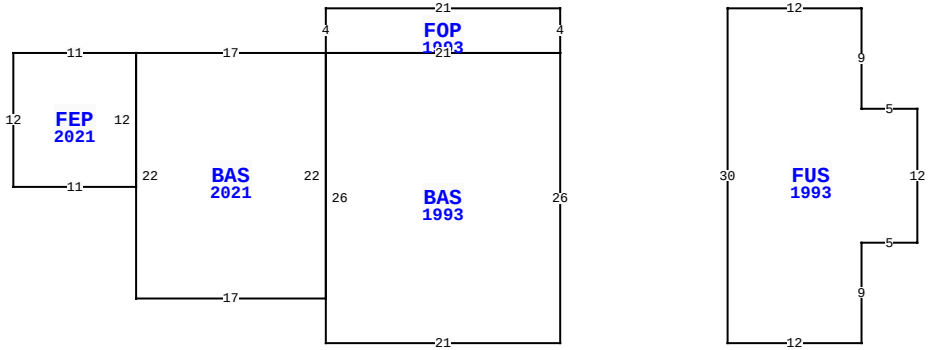
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	546	100	1993	546	50,886
BAS	374	100	2021	374	34,856
FEP	132	80	2021	106	9,879
FOP	84	30	1993	25	2,330
FUS	420	100	1993	420	39,143
TOTALS	1,556			1,471	137,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,471	111.2820	111.28	163,693	1941	1990	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 1988 Heated Area: 1340 HX Base Yr 1988



53 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	1980	1980	3	44	880	
2	1242	WD DECK A	0	100	0	0	250.00	SF	10.00	10.00	100	1985	1985	3	20	500	
3	1241	WD DECK G	0	100	4	12	48.00	UT	11.50	11.50	100	1985	1985	3	20	110	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,093
TOTAL MARKET OB/XF VALUE		1,490
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		388,583
SOH/AGL Deduction		281,288
ASSESSED VALUE		107,295
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		51,573
TOTAL JUST VALUE		388,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190713	ADD132SF	16,003	12/31/2019
20110796	REPAIR/RRF	2,000	05/23/2011
20100668	REPAIR/RRF	1,800	04/26/2010
20091044	ELEC OTHER	300	08/05/2009
20090538	XFOB	4,000	04/29/2009
20040507	OTHER	1,000	03/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0534/0467	1/04/1988	WD	Q	I	01	100
GRANTOR: O'STEEN JUNE DUDLEY						
GRANTEE: O'STEEN FRED & F S						
0440/0329	12/01/1984	PR	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W21 S4 BAS=[YR=2021] W17 FEP=[YR=2021] W11 S12 E11 N12$ S22 E17 N22 $BAS=[YR=1993] S26 E21 N26 W21 $ E21 N4 $ PTR= E15 FUS=[YR=1993] E12 S9 E5 S12 W5 S9 W12 N30 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 1,490

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	125.00	100.00	1.00	LT		1.00	1.00	1.25	200,000.00	250,000.00	250,000							

REVIEW DATE 11/23/2021 BY RKA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS