LOT 22 (LESS N5 FT)
IN OR 2284/185
OAK GROVE PLACE PB 3/2

DYE ANGELA L/MCCRARY SYLVIA D
45 OAK GROVE PL
FERNANDINA BEACH, FL 32034

2025

00-00-31-1480-0022-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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

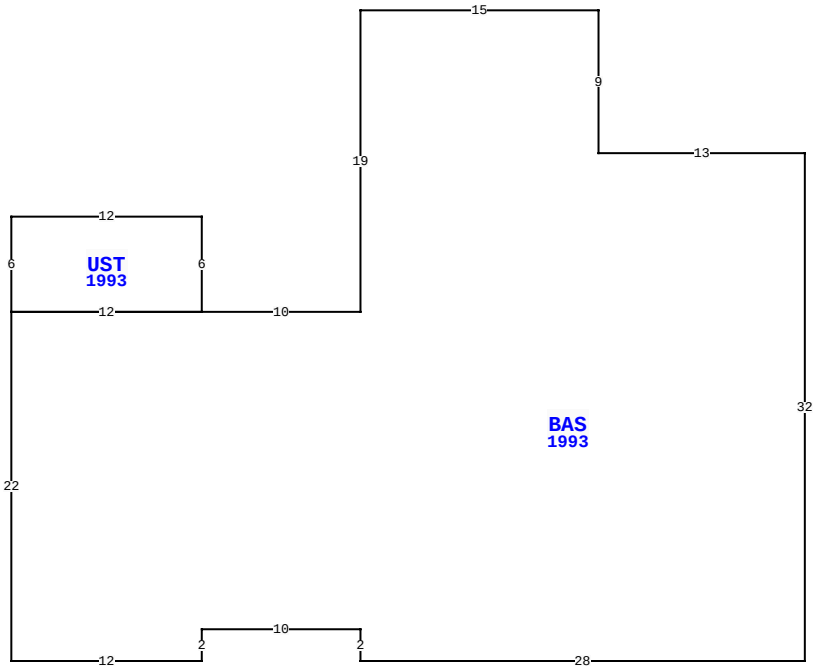
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,495	100	1993	1,495	131,121
UST	72	45	1993	32	2,806
TOTALS	1,567			1,527	133,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,527	105.6720	105.67	161,358	1949	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2012 Heated Area: 1495 HX Base Yr 2012



45 OAK GROVE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	05/07/2025 MLU
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1949	1949	3	20	700	
2	0810	CONCRETE A	0	100	4	38	152.00	SF	6.50	6.50	100	1949	1949	3	20	198	
3	0810	CONCRETE A	0	100	0	0	857.00	SF	6.50	6.50	100	1949	1949	3	20	1,114	
4	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1949	1949	3	20	520	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		133,927
TOTAL MARKET OB/XF VALUE		2,532
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		336,459
SOH/AGL Deduction		207,751
ASSESSED VALUE		128,708
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,986
TOTAL JUST VALUE		336,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100385	H/AC	1,250	03/03/2010
20052999	REMODEL	2,000	11/10/2005
983166	REPAIR/RRF	1,500	02/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2284/0185	6/21/2019	QC	U	I	11	100
GRANTOR: DYE AMY L						
GRANTEE: DYE ANGELA L & SYLV						
1669/0802	3/27/2010	WD	U	I	30	100
GRANTOR: MCCRARY SYLVIA D & WA						
GRANTEE: MCCRARY SYLVIA D ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N9 W15 S19 W10 UST=[YR=1993] N6 W12 S6 E12 $ W12 S22 E12 N2 E10 S2 E28 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 2,532

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	60.00	100.00	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