N5 FT OF 22 & PT OF LOT 23
OAK GROVE PLACE PB 3/2

DANIELS WAYNE/
41 OAK GROVE PL
FERNANDINA BEACH, FL 32034

2025

00-00-31-1480-0023-0000

BUILDING CHARACTERISTICS

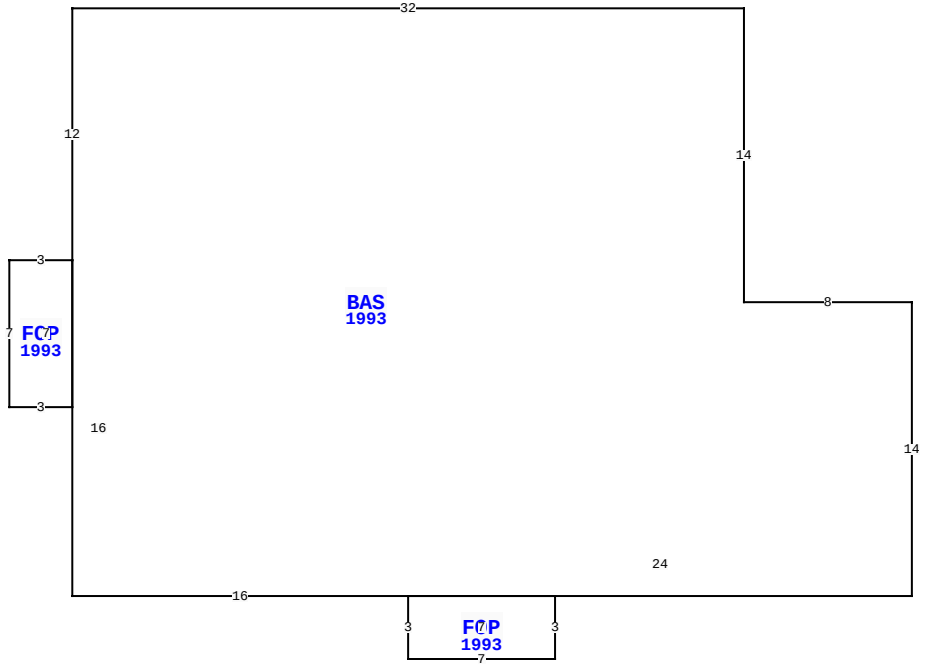
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	1,008	100	1993	1,008	157,503
FOP	21	30	1993	6	937
FOP	21	30	1993	6	937
TOTALS	1,050			1,020	159,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,020	130.4424	172.18	175,624	1947	2005	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2017 Heated Area: 1008 HX Base Yr 2017



41 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	0845	KOOL DECK	0	100	0	0	637.00	SF	7.25	7.25	100	1989	1989	3	54.5	2,517	
2	0861	POOL GUNIT	0	100	26	16	416.00	SF	85.00	85.00	100	1989	1989	3	20	7,072	
3	0810	CONCRETE A	0	100	0	0	459.00	SF	6.50	6.50	100	2016	2016	3	95	2,834	
4	1242	WD DECK A	0	100	12	28	336.00	SF	10.00	10.00	100	1989	1989	3	20	672	
5	0810	CONCRETE A	0	100	0	0	229.00	SF	6.50	6.50	100	2016	2016	3	95	1,414	
6	0510	GARAGE WD-	0	100	21	18	378.00	SF	35.00	35.00	100	1990	1990	3	20	2,646	
7	0820	WOOD WALK	0	100	0	0	120.00	SF	11.75	11.75	100	2016	2016	3	54	761	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	93	3,255	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		159,379
TOTAL MARKET OB/XF VALUE		21,171
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		380,550
SOH/AGL Deduction		184,717
ASSESSED VALUE		195,833
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,111
TOTAL JUST VALUE		380,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121631	RE-ROOF	6,000	08/10/2012
20120961	REPLACE METER CAN	800	05/09/2012
20091173	H/AC	2,900	09/01/2009
20090794	REPLACE SEWER LIN	1,150	06/22/2009
5234	SWIM POOL	7,995	02/22/1989
4188	RE-ROOF	0	02/26/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	2/24/2016	CN	Q	I	02	247,500
GRANTOR: SOLDATIC ANTONIO R &						
GRANTEE: DANIELS WAYNE						
1430/0235	7/24/2006	WD	Q	I	06	100
GRANTOR: LUCIUS SHARON E						
GRANTEE: SOLDATIC ANTONIO R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N14 W32 S12 FOP=[YR=1993] W3 S7 E3 N7 $ S16 E16 FOP=[YR=1993] S3 E7 N3 W7 $ E24 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 21,171

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	65.00	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