LOT 25
OAK GROVE PLACE PB 3/2

LIVINGSTON CHAD D
33 OAK GROVE PL
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1480-0025-0000**

## BUILDING CHARACTERISTICS

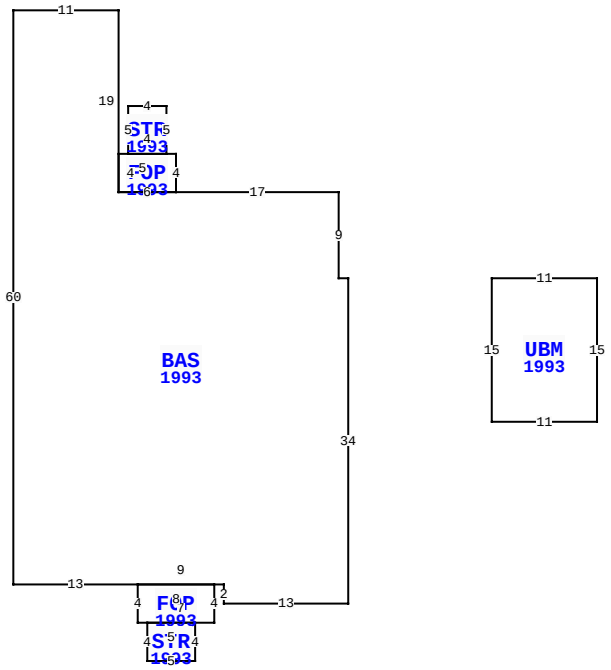
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 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 | 1,661 | 100 | 1993 | 1,661 | 204,744 |
| FOP | 24 | 30 | 1993 | 7 | 863 |
| FOP | 32 | 30 | 1993 | 10 | 1,233 |
| STR | 20 | 10 | 1993 | 2 | 247 |
| STR | 20 | 10 | 1993 | 2 | 247 |
| UBM | 165 | 20 | 1993 | 33 | 4,068 |
| TOTALS | 1,922 | | | 1,715 | 211,400 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,715 | 108.9000 | 143.75 | 246,531 | 1943 | 2005 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SNGL FAM – 100% - 2019 Heated Area: 1661 HX Base Yr 2019




33 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 | 0510 | GARAGE WD- | 0 | 100 | 25 | 14 | 350.00 | SF | 35.00 | 35.00 | 100 | 1980 | 1980 | 3 | 20 | 2,450 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 680.00 | SF | 6.50 | 6.50 | 100 | 1945 | 1945 | 3 | 20 | 884 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 5 | 34 | 170.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 57 | 630 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1943 | 1943 | 3 | 20 | 700 | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 211,400 |
| TOTAL MARKET OB/XF VALUE | | 4,664 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 416,064 |
| SOH/AGL Deduction | | 175,371 |
| ASSESSED VALUE | | 240,693 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 189,971 |
| TOTAL JUST VALUE | | 416,064 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 356,622 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20081371 | REPAIR/RRF | 26,846 | 09/05/2008 |
| 20081372 | REPAIR/RRF | 6,473 | 09/05/2008 |
| 8620 | REPAIR/RRF | 1,950 | 10/13/1994 |
| 7270 | REPAIR/RRF | 400 | 08/14/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2246/0308 | 12/21/2018 | WD | Q | I | 02 | 230,000 |
| GRANTOR: ERDMANN THOMAS J | | | | | | |
| GRANTEE: LIVINGSTON CHAD D | | | | | | |
| 2097/0211 | 1/24/2017 | QC | U | I | 11 | 100 |
| GRANTOR: GOODBREAD JUTTA B | | | | | | |
| GRANTEE: ERDMANN THOMAS J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W1 N9 W17 FOP=[YR=1993] N4W1 STR=[YR=1993] N5W4S5E4$ W5 S4 E6 $ W6 N19 W11 S60 E13 FOP=[YR=1993] S4 E1 STR=[YR=1993] S4E5N4W5$ E7 N4 W8 $ E9 S2 E13 N34 $ PTR= E15 UBM=[YR=1993] E11S15 W11 N15 $ W15 $ .

## LAND DESCRIPTION

TOTAL OB/XF 4,664

| 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 | 108.00 | 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