LOTS 29 & W1/2 OF 30
OAK GROVE PLACE PB 3/2

ROSEPILER PATTI LYNN & RONALD CORY
75405 SUNBERRY DRIVE
YULEE, FL 32097

2025

00-00-31-1480-0029-0000

BUILDING CHARACTERISTICS

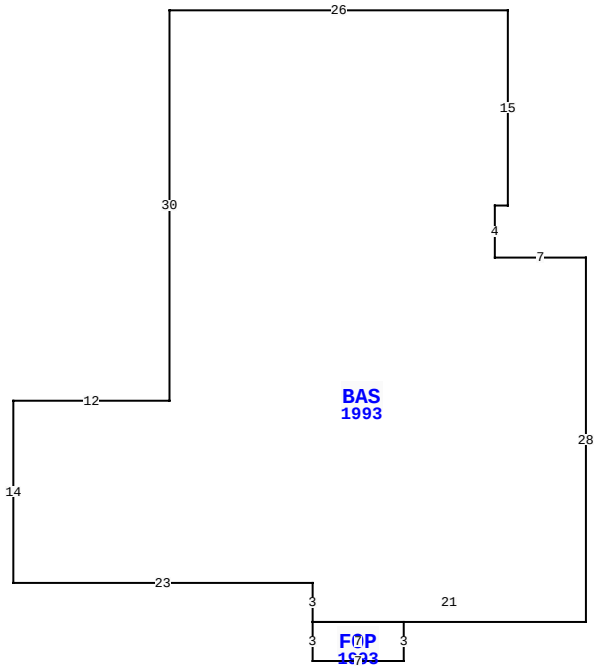
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	1,521	100	1993	1,521	100,795
FOP	21	30	1993	6	398
TOTALS	1,542			1,527	101,193

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	90.7800	90.78	138,621	1943	1985	0	0	0	27.00	73.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1521 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

22 OAK GROVE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	101,193
TOTAL MARKET OB/XF VALUE	2,986
TOTAL LAND VALUE - MARKET	220,000
TOTAL MARKET VALUE	324,179
SOH/AGL Deduction	0
ASSESSED VALUE	324,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,179
TOTAL JUST VALUE	324,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0666	INT REMO EXT SIDI	22,000	11/14/2024
DEMR-2024-0	INTERIOR DEMO/REM	5,000	10/15/2024
20033195	REPAIR SEWER LINE	1,000	06/04/2003
7437	REMODEL	18,000	11/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/1056	8/28/2024	WD	Q	I	01	393,500
GRANTOR: RAWLS STEVE B						
GRANTEE: ROSEPILER PATTI LYN						
1225/0915	4/27/2004	WD	Q	I	01	82,000
GRANTOR: RAWLS HUGH MILLER						
GRANTEE: RAWLS STEVE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N4 E1 N15 W26 S30 W12 S14 E23 S3
FOP=[YR=1993] S3 E7 N3 W7 $ E21 N28 $.

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	0	24	12	288.00	SF	35.00	35.00	100	1993	1993	3	20	2,016	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1943	1943	3	20	700	
3	0825	BRICK	0	0	7	4	28.00	SF	12.50	12.50	100	1943	1943	3	20	70	
4	0810	CONCRETE A	0	0	0	0	154.00	SF	6.50	6.50	100	1943	1943	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 2,986

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	0	0006	R-1	105.00	100.00	1.00	LT		1.00	1.00	1.10	200,000.00	220,000.00	220,000							

REVIEW DATE 06/24/2025 BY HS Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/30/2025 BY SYS