LOT 31 & E1/2 OF LOT 30
IN OR 2079/682
OAK GROVE PLACE PB 3/2

MOORE NATHAN M
32 OAK GROVE PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1480-0031-0000

BUILDING CHARACTERISTICS

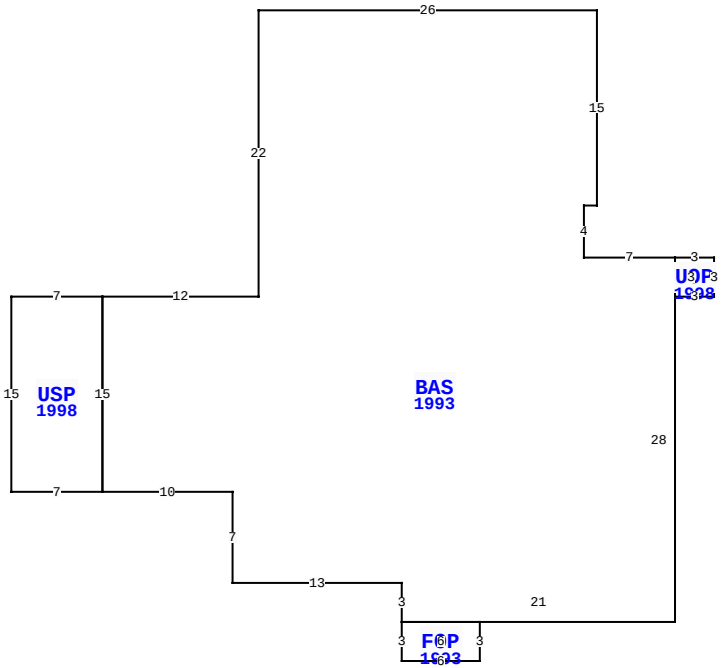
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,547	100	1993	1,547	121,996
FOP	18	30	1993	5	394
UOP	9	20	1998	2	158
USP	105	30	1998	32	2,523
TOTALS	1,679			1,586	125,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,586	104.4480	104.45	165,658	1942	1990	0	0	0	24.50	75.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1547 HX Base Yr 2017



32 OAK GROVE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		125,072
TOTAL MARKET OB/XF VALUE		26,378
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		371,450
SOH/AGL Deduction		198,149
ASSESSED VALUE		173,301
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,579
TOTAL JUST VALUE		371,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983092	METAL ROOF	4,160	01/28/1998
972097	ELEC OTHER	0	09/28/1997
55	12X36 CB GARAGE	10,250	09/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2079/0682	10/24/2016	WD	Q	I	01	209,900
GRANTOR: COTTRELL DAVID K & SU						
GRANTEE: MOORE NATHAN M						
1638/1407	9/04/2009	TD	U	I	30	100
GRANTOR: KELLY SUSAN G (SUCCES						
GRANTEE: COTTRELL DAVID K &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1998] W3 BAS=[YR=1993] W7 N4 E1 N15 W26 S22 W12
USP=[YR=1998] W7 S15 E7 N15 $ S15 E10 S7 E13 S3 FOP=[YR=1993]
S3 E6 N3 W6 $ E21 N28 $ S3 E3 N3 $.

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	1942	1942	3	20	700	
2	0825	BRICK	0	100	3	7	21.00	SF	12.50	12.50	100	1942	1942	3	20	53	
3	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2009	2009	3	89	185	
4	0511	GARAGE CB-	0	100	12	36	432.00	SF	60.00	60.00	100	1998	1998	3	73	18,922	
5	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	100	1998	1998	3	73	152	
6	0752	USP	0	100	15	16	240.00	SF	15.00	15.00	100	1998	1998	3	25	900	
7	1242	WD DECK A	0	100	0	0	212.00	SF	4.00	4.00	100	1998	1998	3	20	170	
8	1242	WD DECK A	0	100	0	0	241.00	SF	4.00	4.00	100	1998	1998	3	20	193	
9	1243	WD DECK F	0	100	3	15	45.00	SF	8.00	8.00	100	1998	1998	3	20	72	
10	1242	WD DECK A	0	100	53	2	106.00	SF	4.00	4.00	100	2009	2009	3	35	148	

LAND DESCRIPTION

TOTAL OB/XF 21,495

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	105.00	100.00	1.00	LT		1.00	1.00	1.10	200,000.00	220,000.00	220,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/30/2025 BY SYS

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BUILDING DIMENSIONS

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
11	0810	CONCRETE A	0	100	0	0	700.00	SF	6.50	6.50	100	2009	2009	3	89	4,050	
12	0810	CONCRETE A	0	100	48	3	144.00	SF	6.50	6.50	100	2009	2009	3	89	833	

LAND DESCRIPTION

TOTAL OB/XF 4,883

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/30/2025 BY SYS