LOTS 32 & 33
OAK GROVE PLACE PB 3/2

MOCK-V LLC
PO BOX 706
FERNANDINA BEACH, FL 32035

**2025**

**00-00-31-1480-0032-0000**

## BUILDING CHARACTERISTICS

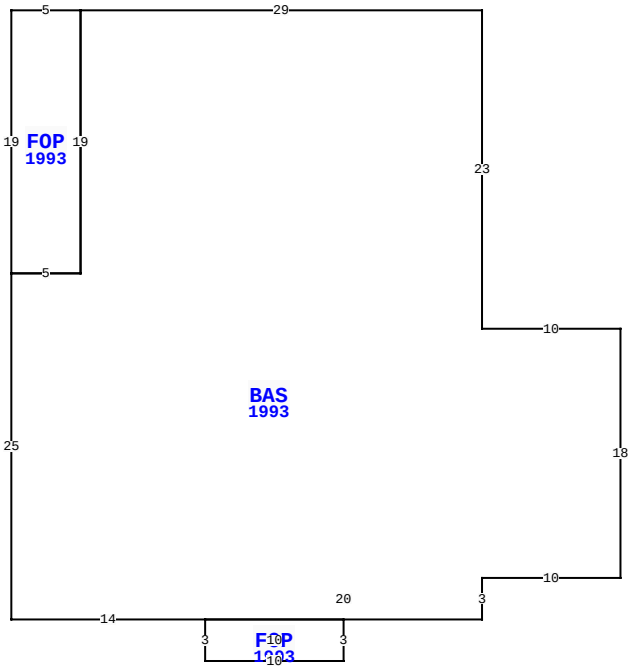
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 1,581 | 100 | 1993 | 1,581 | 138,903 |
| FOP | 30 | 30 | 1993 | 9 | 791 |
| FOP | 95 | 30 | 1993 | 28 | 2,460 |
| TOTALS | 1,706 | | | 1,618 | 142,154 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,618 | 109.1400 | 109.14 | 176,589 | 1947 | 1985 | 0 | 0 | 0 | 19.50 | 80.50 |

1 SINGLE FAM – 0% - 2025 Heated Area: 1581 HX Base Yr




64 OAK GROVE PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 142,154 |
| TOTAL MARKET OB/XF VALUE | 6,868 |
| TOTAL LAND VALUE - MARKET | 230,000 |
| TOTAL MARKET VALUE | 379,022 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 379,022 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 379,022 |
| TOTAL JUST VALUE | 379,022 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 315,249 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2713/20 | 5/21/2024 | WD | Q | I | 01 | 425,000 |
| GRANTOR: GRAVES PAMELA & ROBER | | | | | | |
| GRANTEE: MOCK-V LLC | | | | | | |
| 2516/0394 | 11/22/2021 | QC | U | I | 11 | 100 |
| GRANTOR: GRAVES JOSEPH N & ROB | | | | | | |
| GRANTEE: GRAVES PAMELA & ROB | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W10 N23 W29 FOP=[YR=1993] W5 S19 E5 N19 $ S19 W5 S25 E14 FOP=[YR=1993] S3 E10 N3 W10 $ E20 N3 E10 N18 $ .

## 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1947 | 1947 | 3 | 20 | 700 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 673.00 | SF | 6.50 | 6.50 | 100 | 1960 | 1960 | 3 | 20 | 875 | |
| 3 | 0351 | CARPORT MT | 0 | 0 | 16 | 15 | 240.00 | SF | 10.00 | 10.00 | 100 | 1947 | 1947 | 3 | 20 | 480 | |
| 4 | 0940 | SHEDS/PORT | 0 | 0 | 16 | 13 | 208.00 | SF | 30.00 | 30.00 | 100 | 1947 | 1947 | 3 | 20 | 1,248 | |
| 5 | 0511 | GARAGE CB- | 0 | 0 | 23 | 18 | 414.00 | SF | 40.00 | 40.00 | 100 | 1960 | 1960 | 3 | 20 | 3,312 | |
| 6 | 0810 | CONCRETE A | 0 | 0 | 3 | 28 | 84.00 | SF | 6.50 | 6.50 | 100 | 1947 | 1947 | 3 | 20 | 109 | |
| 7 | 0810 | CONCRETE A | 0 | 0 | 3 | 37 | 111.00 | SF | 6.50 | 6.50 | 100 | 1947 | 1947 | 3 | 20 | 144 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,868

| 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 | 100.00 | 140.00 | 1.00 | LT | | 1.00 | 1.00 | 1.15 | 200,000.00 | 230,000.00 | 230,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 230,000 Market: 0 Agricultural: 0 Common: 230,000 PRINTED 07/30/2025 BY SYS