LOT 39
OAK GROVE PLACE PB 3/2

BITTAKER JOE & ANN LVNG TRUST/BITTAKER JOE R TRUST
6810 WHITE LN
LOOMIS, CA 95650

2025

00-00-31-1480-0039-0000

BUILDING CHARACTERISTICS

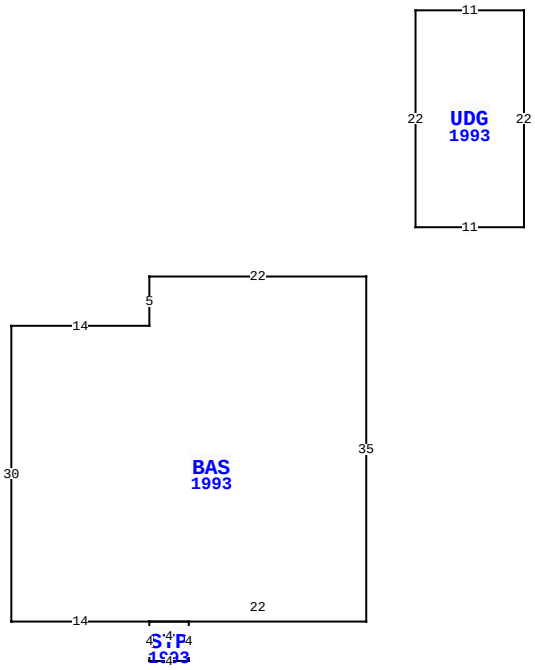
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	02	Quality Level 02
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	1,190	100	1993	1,190	112,988
STP	16	10	1993	2	190
UDG	242	55	1993	133	12,628
TOTALS	1,448			1,325	125,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,325	111.0512	111.05	147,141	1951	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 0% - 0 Heated Area: 1190 HX Base Yr



103 S 15TH ST, 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	1242	WD DECK A	0	0	12	14	168.00	SF	10.00	10.00	100	1990	1990	3	20	336	
2	0810	CONCRETE A	0	0	0	0	761.00	SF	6.50	6.50	100	1952	1952	3	20	989	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1951	1951	3	20	700	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	125,806
TOTAL MARKET OB/XF VALUE	2,025
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	327,831
SOH/AGL Deduction	82,103
ASSESSED VALUE	245,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,728
TOTAL JUST VALUE	327,831
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062408	ADD PANEL IN GARA	1,200	10/25/2006
5242	RE-ROOF	1,780	02/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2559/1936	4/27/2022	QC	U	I	11	100
GRANTOR: BITTAKER JOE R JR & A						
GRANTEE: BITTAKER JOE R & AN						
1637/1154	8/27/2009	WD	Q	I	01	160,000
GRANTOR: BONER EDWARD E JR						
GRANTEE: BITTAKER JOE R JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S5 W14 S30 E14 STP=[YR=1993] S4E4N4W4$
E22N35$ PTR= E5N5 UDG=[YR=1993] E11N22W11S22$ S5 W5$.

LAND DESCRIPTION

TOTAL OB/XF 2,025

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	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