BLOCK 1 LOT 2
BIG OAK PB 5/357

WEST MAURICE R JR
95217 BIG OAK AVE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

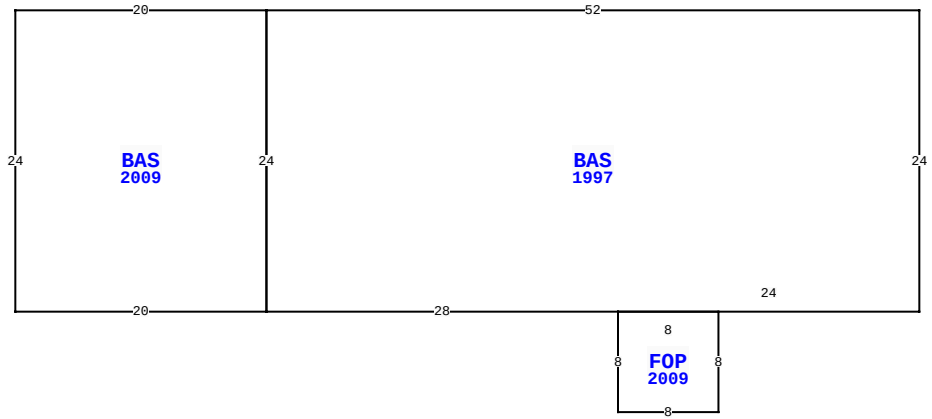
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1997	1,248	149,436
BAS	480	100	2009	480	57,475
FOP	64	30	2009	19	2,275
TOTALS	1,792			1,747	209,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,747	135.3000	135.30	236,369	1970	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1728 HX Base Yr 2022



95217 BIG OAK AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,187
TOTAL MARKET OB/XF VALUE		7,023
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		316,210
SOH/AGL Deduction		84,393
ASSESSED VALUE		231,817
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		181,095
TOTAL JUST VALUE		316,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15449	H/AC	0	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/0337	6/12/2021	QC	U	I	11	100
GRANTOR: POLLETTA DEANNA J WES						
GRANTEE: WEST MAURICE R JR						
1735/0745	4/25/2011	WD	U	I	12	50,000
GRANTOR: WEST MAURICE R JR & J						
GRANTEE: POLLETTA DEANNA J W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W52BAS=[YR=2009] W20 S24 E20 N24 $ S24 E28
FOP=[YR=2009] S8 E8 N8 W8 $ E24 N24$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	83	1,660	
2	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	27	1,350	
3	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	1980	1980	3	20	720	
4	0510	GARAGE WD-	0	100	18	20	360.00	SF	15.40	15.40	100	1980	1980	3	20	1,109	
5	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2005	2005	3	84	2,184	

LAND DESCRIPTION

TOTAL OB/XF 7,023

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	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS