BLK A LOT 1
OAK GROVE UNIT 1 PBK O/61

JAMIESON S NICOLE
413 STANLEY DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-042B-000A-0010

BUILDING CHARACTERISTICS

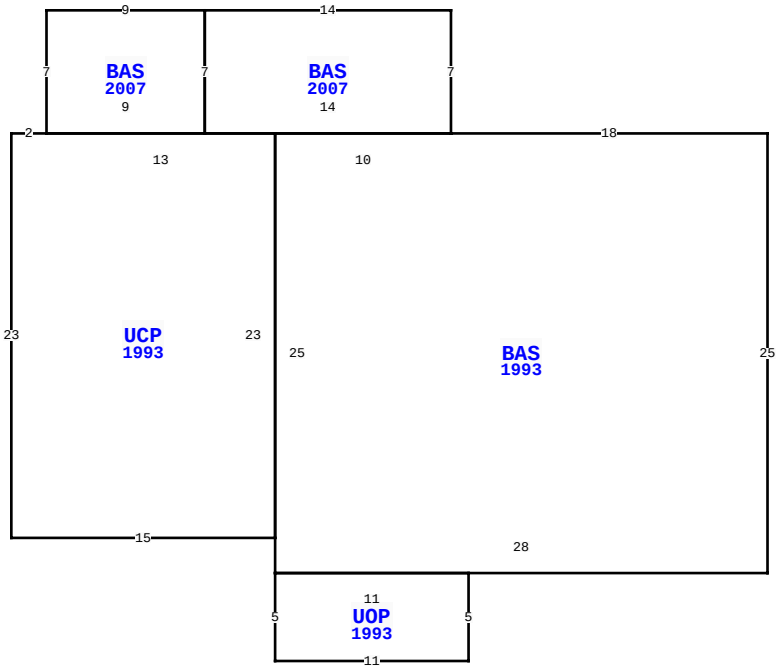
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	1993	700	138,461
BAS	63	100	2007	63	12,461
BAS	98	100	2007	98	19,385
UCP	345	20	1993	69	13,649
UOP	55	20	1993	11	2,176
TOTALS	1,261			941	186,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	941	153.0144	212.69	200,141	1956	2010	0	0	0	7.00	93.00

1 SNGL FAM 0% - 2025 Heated Area: 861 HX Base Yr



1992 OAK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	186,131
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	172,000
TOTAL MARKET VALUE	358,131
SOH/AGL Deduction	39,671
ASSESSED VALUE	318,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,460
TOTAL JUST VALUE	358,131
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R99-1979	REPAIR/RRF	4,500	10/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/386	7/02/2024	WD	U	I	11	100
GRANTOR: BLANKENSHIP JESSE JEN						
GRANTEE: JAMIESON S NICOLE						
2722/1695	5/31/2024	WD	Q	I	01	380,000
GRANTOR: BLANKENSHIP JESSE J &						
GRANTEE: JAMIESON S NICOLE						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W18 W10 S25 E28 N25 $
UCP=[YR=1993;ORIG=-41,0] W2 S23 E15 N23 W13 $
BAS=[YR=2007;ORIG=-18,0] N7 W14 S7 E14 $
BAS=[YR=2007;ORIG=-32,-7] W9 S7 E9 N7 $
UOP=[YR=1993;ORIG=-28,25] S5 E11 N5 W11 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	RSF-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	172,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 07/09/2026 BY SYS