BLK A LOT 3
OAK GROVE UNIT 1 PBK O/61

HOLMES LEE/
1970 OAK DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-042B-000A-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

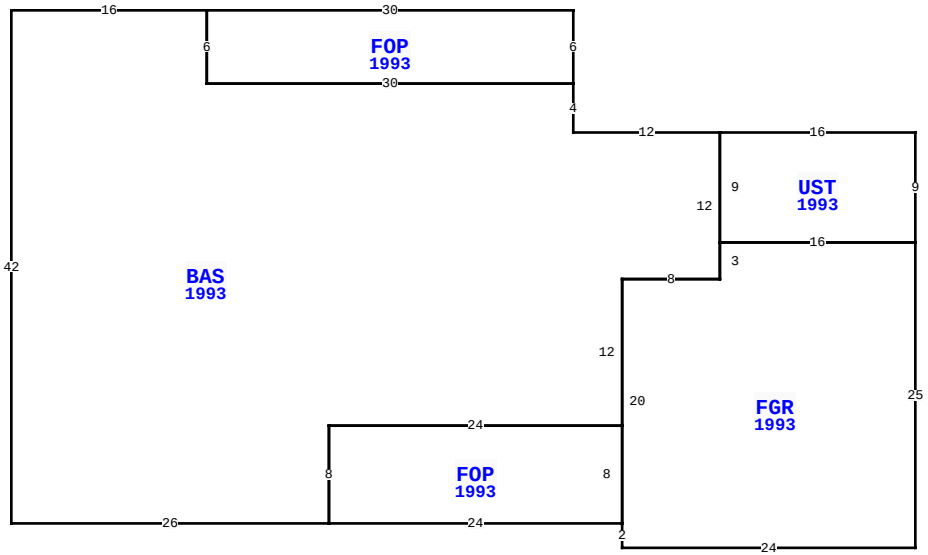
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1993	1,784	161,499
FGR	576	55	1993	317	28,697
FOP	180	30	1993	54	4,888
FOP	192	30	1993	58	5,250
UST	144	45	1993	65	5,885
TOTALS	2,876			2,278	206,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,278	108.4468	113.87	259,396	1974	1984	0	0	0	20.50	79.50

1 SINGLE FAM 100% - 2019 Heated Area: 1784 HX Base Yr 2019



1970 OAK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		206,220
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		356,220
SOH/AGL Deduction		190,209
ASSESSED VALUE		166,011
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		114,600
TOTAL JUST VALUE		356,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	5/10/2017	CN	U	I	37	75,000

GRANTOR: CROMER WILLIAM C JR &

GRANTEE: HOLMES LEE

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W16 BAS=[YR=1993] W12 N4 FOP=[YR=1993] N6 W30 S6 E30 $ W30 N6 W16 S42 E26 FOP=[YR=1993] E24 FGR=[YR=1993] S2 E24 N25 W16 S3 W8 S20 $ N8 W24 S8 $ N8 E24 N12 E8 N12 $ S9 E16 N9 $.

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

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	100	0006	RSF-	2100.00	100.00	100.00	FF		1.00	1.00	0.75	2,000.00	1,500.00	150,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS