BLOCK E LOTS 4 & 6
EX S-1 OF LOT 4
OAK GROVE # 2 PB 2/60

CREGER ROY A & ELPHA A L/E/
1951 PINE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-042C-000E-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

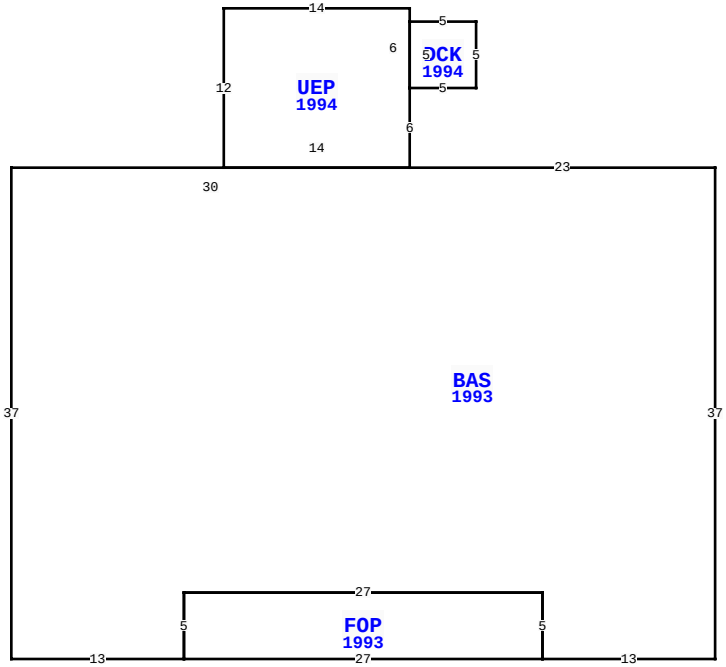
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,826	100	1993	1,826	135,022
DCK	25	10	1994	2	148
FOP	135	30	1993	40	2,958
UEP	168	60	1994	101	7,468
TOTALS	2,154			1,969	145,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,969	121.4220	127.49	251,028	1961	1961	0	0	0	42.00	58.00

1 SINGLE FAM 100% - 2003 Heated Area: 1826 HX Base Yr 2003



1951 PINE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		145,596
TOTAL MARKET OB/XF VALUE		11,592
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		427,188
SOH/AGL Deduction		279,566
ASSESSED VALUE		147,622
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		46,211
TOTAL JUST VALUE		427,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2754/1929	12/06/2024	WD	U	I	11	100
GRANTOR: CREGER ROY A & ELPHA						
GRANTEE: DARBY JACQUELINE SU						
1168/1833	9/08/2003	WD	U	I	07	100
GRANTOR: CREGER RAOY A & ELPHA						
GRANTEE: CREGER ROY A & ELPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UEP=[YR=1994] N6 DCK=[YR=1994] E5 N5 W5 S5 $ N6 W14 S12 E14 $ W30 S37 E13 FOP=[YR=1993] E27 N5 W27 S5 $ N5 E27 S5 E13 N37 $.

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
2	0510	GARAGE WD-	0	100	0	0	1,380.00	SF	35.00	35.00	100	1998	1998	3	24	11,592	

LAND DESCRIPTION

TOTAL OB/XF 11,592

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		RSF-	2135.00	150.00	135.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	270,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/09/2026 BY SYS