BLOCK F LOT 3
OAK GROVE SUB 2 PB 2/60

BILLINGS BRAD A & KAREN C
1943 PALM DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-042C-000F-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

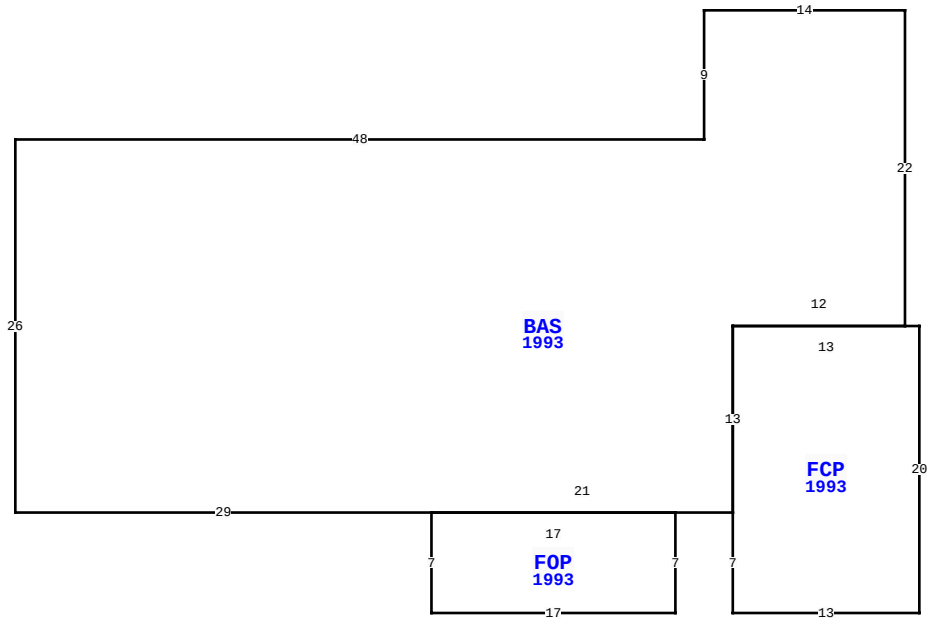
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,582	100	1993	1,582	210,398
FCP	260	25	1993	65	8,644
FOP	119	30	1993	36	4,788
TOTALS	1,961			1,683	223,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,683	104.0000	144.56	243,294	1976	2008	0	0	0	8.00	92.00

1 SNGL FAM 100% - 2025 Heated Area: 1582 HX Base Yr 2025



1943 PALM 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		223,830
TOTAL MARKET OB/XF VALUE		3,148
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		426,978
SOH/AGL Deduction		69,668
ASSESSED VALUE		357,310
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		305,899
TOTAL JUST VALUE		426,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-18083	H/AC	49	04/01/2013
6330	ADDITION	5,825	03/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/1408	5/10/2023	WD	Q	I	02	402,500
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: BILLINGS BRAD A & K						
2571/0584	6/08/2022	WD	U	I	37	350,700
GRANTOR: RICHERT ERIC W						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S9 W48 S26 E29 FOP=[YR=1993] S7E17 N7 W17$ E21 FCP=[YR=1993] S7 E13 N20W13 S13$ N13 E12 N22$.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1976	1976	3	20	600	
3	1242	WD DECK A	0	100	14	11	154.00	SF	10.00	10.00	100	1976	1976	3	20	308	
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	64	1,280	
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2003	2003	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 3,148

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-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS