

BLOCK G LOT 5
OAK GROVE UNIT 2 PB 2/60

POIRIER DAVID E &/DAVIS DENNIS D ET AL
PO BOX 1097
HILL CITY, SD 57745

2026

00-00-30-042C-000G-0050



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 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	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	1,448	100	1993	1,448	117,077
FCP	400	25	1993	100	8,085
FEP	128	80	1993	102	8,247
FOP	88	30	1993	26	2,102
FST	64	55	1993	35	2,830
TOTALS	2,128			1,711	138,342

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	0	24	20	480.00	SF	35.00	35.00	
2	0940	SHEDS/PORT	0	0	9	8	72.00	SF	30.00	30.00	
3	0351	CARPORT MT	0	0	20	12	240.00	SF	6.90	6.90	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0006	RSF	2100.00	150.00	100.00	FF	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,711	124.2000	130.41	223,132	1969	1969	0	0	38.00	62.00

1 SINGLE FAM 0% - 0

Heated Area: 1448

HX Base Yr

1951 OAK DR, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/24/2026 MLU

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 8

Tax Dist:

STANDARD

BUILDING MARKET VALUE	138,342
TOTAL MARKET OB/XF VALUE	4,123
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	342,465
SOH/AGL Deduction	57,257
ASSESSED VALUE	285,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,208
TOTAL JUST VALUE	342,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,483

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2339/0455	2/22/2020	WD	U	I	11	100

GRANTOR: PARKER MICHAEL W

GRANTEE: POIRIER DAVID E & D

2193/1732	5/01/2018	WD	Q	I	01	110,000
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GRANTOR: HARDY JANET L

GRANTEE: PARKER MICHAEL W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N14 W22 FST=[YR=1993] W8 S8 FEP=[YR=1993] S16 FCP=[YR=1993] S20 E20 N20 W20 \$ E8 N16 W8 \$ E8 N8 \$ S24 E12 S20 E12 FOP=[YR=1993] S8 E11 N8 W11 \$ E22 N30 \$.

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 200,000

Market: 0

Agricultural: 0

Common: 200,000

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