BLOCK H LOT 1
OAK GROVE UNIT 2 PB 2/60

DUNNE STACY ANN
1940 OAK DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-042C-000H-0010

BUILDING CHARACTERISTICS

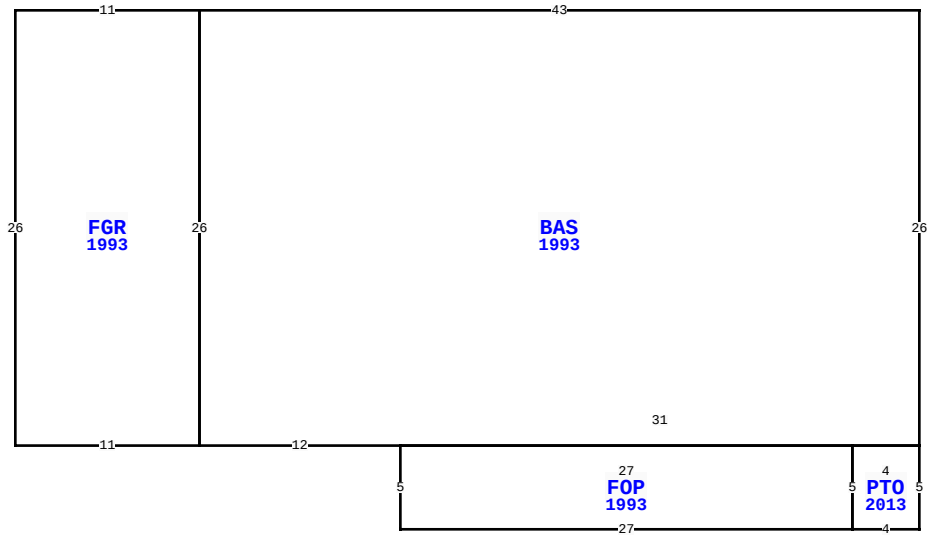
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,118	100	1993	1,118	114,166
FGR	286	55	1993	157	16,032
FOP	135	30	1993	40	4,084
PTO	20	5	2013	1	102
TOTALS	1,559			1,316	134,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,316	117.3120	123.18	162,105	1988	1988	0	0	0	17.10	82.90

1 SINGLE FAM 100% - 2026 Heated Area: 1118 HX Base Yr 2026



1940 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		134,385
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		284,385
SOH/AGL Deduction		0
ASSESSED VALUE		284,385
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		232,974
TOTAL JUST VALUE		284,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4757	NEW CONSTR	2,000	01/20/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2805/675	7/31/2025	FJ	U	I	11	0
GRANTOR: SWANSON FLORA L EST						
GRANTEE: DUNNE STACY ANN						
2805/673	7/31/2025	FJ	U	I	11	0
GRANTOR: SWANSON FLORA L EST						
GRANTEE: DUNNE STACY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 FGR=[YR=1993] W11 S26 E11 N26$ S26 E12
FOP=[YR=1993] S5 E27 PTO=[YR=2013] E4 N5 W4 S5$ N5 W27$ E31
N26$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	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