BLOCK H LOT 3
OAK GROVE UNIT 2 PB 2/60

GHAZI MALLORY & BAILEY
95099 BARNWELL RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-042C-000H-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
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

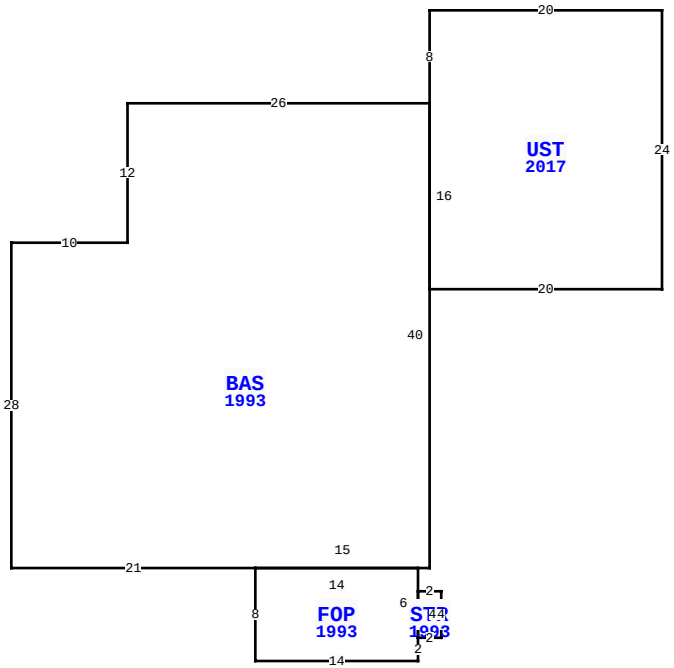
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1993	1,320	98,158
FOP	112	30	1993	34	2,528
STR	8	10	1993	1	75
UST	480	45	2017	216	16,062
TOTALS	1,920			1,571	116,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	108.1200	113.53	178,356	1950	1975	15	0	0	19.50	65.50

1 SINGLE FAM 0% - 0 Heated Area: 1320 HX Base Yr



1952 OAK 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	116,823
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	266,823
SOH/AGL Deduction	91,702
ASSESSED VALUE	175,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,121
TOTAL JUST VALUE	266,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2327/1471	12/23/2019	QC	U	I	11	100
GRANTOR: FREEMAN GEORGE W						
GRANTEE: GHAZI MALLORY & BAI						
1890/1330	11/22/2013	QC	U	I	11	100
GRANTOR: FREEMAN GEORGE W						
GRANTEE: FREEMAN MALLORY E						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2017] W20 S8 BAS=[YR=1993] W26S12 W10S28 E21
FOP=[YR=1993] S8E14N2 STR=[YR=1993] E2N4W2S4$ N6W14$E15N40 $
S16E20N24$.

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	0		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