LOT 14 & E1/2 OF LOT 13 OF
OAK GROVE PLACE PBK 3/2 &
TRACT F OF LOT 6 OF BLK 243 OF

STEVENSON MICHAEL & JACQUELINE D
83 OAK GROVE PL
FERNANDINA BEACH, FL 32034

2026

00-00-31-1480-0013-0000

BUILDING CHARACTERISTICS

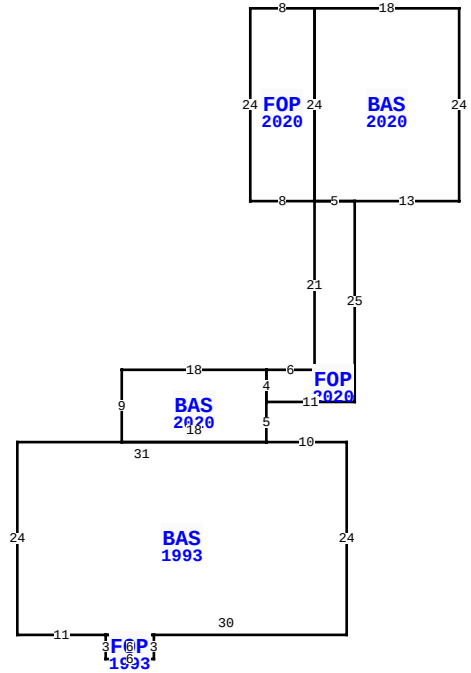
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	1993	984	77,298
BAS	162	100	2020	162	12,726
BAS	432	100	2020	432	33,936
FOP	18	30	1993	5	393
FOP	149	30	2020	45	3,535
FOP	192	30	2020	58	4,556
TOTALS	1,937			1,686	132,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,686	99.7500	104.74	176,592	1943	1990	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2019 Heated Area: 1578 HX Base Yr 2019



83 OAK GROVE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

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
1	0510	GARAGE WD-	0	100	14	24	336.00	SF	140.00	140.00	100	1998	1998	3	24	11,290	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	154,965
TOTAL MARKET OB/XF VALUE	58,790
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	513,755
SOH/AGL Deduction	202,008
ASSESSED VALUE	311,747
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	260,336
TOTAL JUST VALUE	513,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	520,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190366	CO ISSUED	0	04/13/2020
20190472	FGLASPOOL	0	08/13/2019
20190364	GARAGE	0	06/28/2019
20190365	ADDITION	0	06/28/2019
20190366	GUESTHOUSE	0	06/28/2019
20110733	H/AC	2,900	05/12/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/1163	4/27/2016	WD	Q	I	01	194,500
GRANTOR: SPAANDERMAN JOHN J ET						
GRANTEE: STEVENSON MICHAEL W						
1166/0021	8/27/2003	WD	Q	I		104,000
GRANTOR: CONNER ALMA M						
GRANTEE: SPAANDERMAN JOHN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10BAS=[YR=2020] N5 FOP=[YR=2020] E11 N25 BAS=[YR=2020] E13 N24 W18 FOP=[YR=2020] W8 S24 E8 N24 $ S24 E5 $ W5 S21 W6 S4$N4 W18 S9 E18 $ W31 S24 E11 FOP=[YR=1993] S3 E6N3 W6 $ E30 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 58,790

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	0006	R-2	90.00	108.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							
2	000100	C	RES	100	0006	R-2	43.00	102.00	1.00	LT		1.00	1.00	0.50	200,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS

LOT 14 & E1/2 OF LOT 13 OF
OAK GROVE PLACE PBK 3/2 &
TRACT F OF LOT 6 OF BLK 243 OF

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FERNANDINA BEACH, FL 32034

2026

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BUILDING CHARACTERISTICS

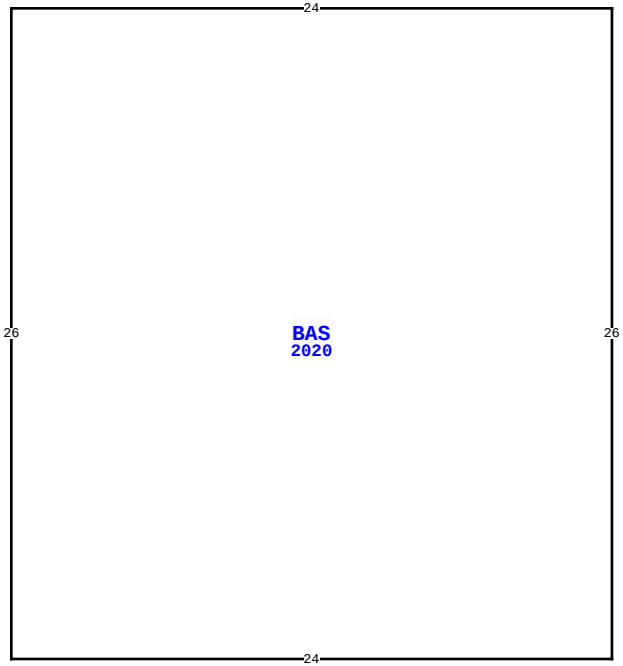
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	01	NONE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	2020	624	22,521
TOTALS	624			624	22,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	97.4050	37.99	23,706	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2019 Heated Area: 624 HX Base Yr 2019



83 OAK GROVE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	05/07/2025 MLU
XF DATE		LAND DATE	
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NASSAU COUNTY PROPERTY

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TOTAL MARKET VALUE		513,755
SOH/AGL Deduction		202,008
ASSESSED VALUE		311,747
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		260,336
TOTAL JUST VALUE		513,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110146	REPAIR/RRF	3,000	02/03/2011
8062	ADDITION	9,500	12/28/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/1163	4/27/2016	WD	Q	I	01	194,500
GRANTOR: SPAANDERMAN JOHN J ET						
GRANTEE: STEVENSON MICHAEL W						
1166/0021	8/27/2003	WD	Q	I		104,000
GRANTOR: CONNER ALMA M						
GRANTEE: SPAANDERMAN JOHN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S26 E24 N26 $.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS