LOT 15 & W1/2 OF LOT 16
OAK GROVE PLACE PB 3/2

COURTNEY GRAHAM
73 OAK GROVE PL
FERNANDINA BEACH, FL 32034

2026

00-00-31-1480-0015-0000

BUILDING CHARACTERISTICS

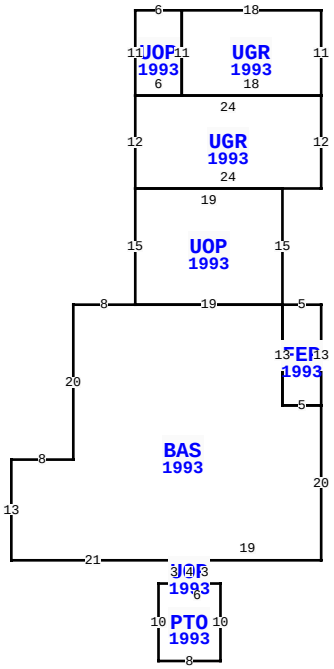
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	04	SINGLE SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	1,095	100	1993	1,095	104,361
FEP	65	80	1993	52	4,956
PTO	80	5	1993	4	381
UGR	198	45	1993	89	8,482
UGR	288	45	1993	130	12,390
UOP	12	20	1993	2	190
UOP	66	20	1993	13	1,239
UOP	285	20	1993	57	5,432
TOTALS	2,089			1,442	137,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,442	116.2980	122.11	176,083	1940	1980	0	0	0	21.95	78.05

1 SINGLE FAM 100% - 2017 Heated Area: 1095 HX Base Yr 2017



73 OAK GROVE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	137,433
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	220,000
TOTAL MARKET VALUE	357,433
SOH/AGL Deduction	195,543
ASSESSED VALUE	161,890
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	110,479
TOTAL JUST VALUE	357,433
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101979	WOOD FENCE	625	11/16/2010
20052542	REROOF W/30YR SHN	5,000	08/26/2005
20010221	VINYL SIDING	2,000	02/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2854/708	3/16/2026	WD	Q	I	01	365,000
GRANTOR: RAMPONI STACY L & JUS						
GRANTEE: COURTNEY GRAHAM						
2314/1762	10/26/2019	QC	U	I	11	100
GRANTOR: ALTMAN MATTHEW H						
GRANTEE: RAMPONI STACY L						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W18 UOP=[YR=1993] W6S11 UGR=[YR=1993] S12UOP=[YR=1993] S15 BAS=[YR=1993] W8S20W8 S13E21 UOP=[YR=1993] S3 PTO=[YR=1993] W2S10E8N10 W6$ E4N3W4$ E19N20 FEP=[YR=1993] N13 W5S13E5$ W5N13W19$ E19N15 W19$ E24N12W24$ E6N11$ S11E18N11$.

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	100	0006	R-1	90.00	108.00	1.00	LT		1.00	1.00	1.10	200,000.00	220,000.00	220,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/09/2026 BY SYS