LOTS 17 & E1/2 OF 16
IN OR 728/1711
OAK GROVE PLACE PB 3/2

HUOVINEN RICHARD
65 OAK GROVE PL
FERNANDINA BEACH, FL 32034

2026

00-00-31-1480-0017-0000

BUILDING CHARACTERISTICS

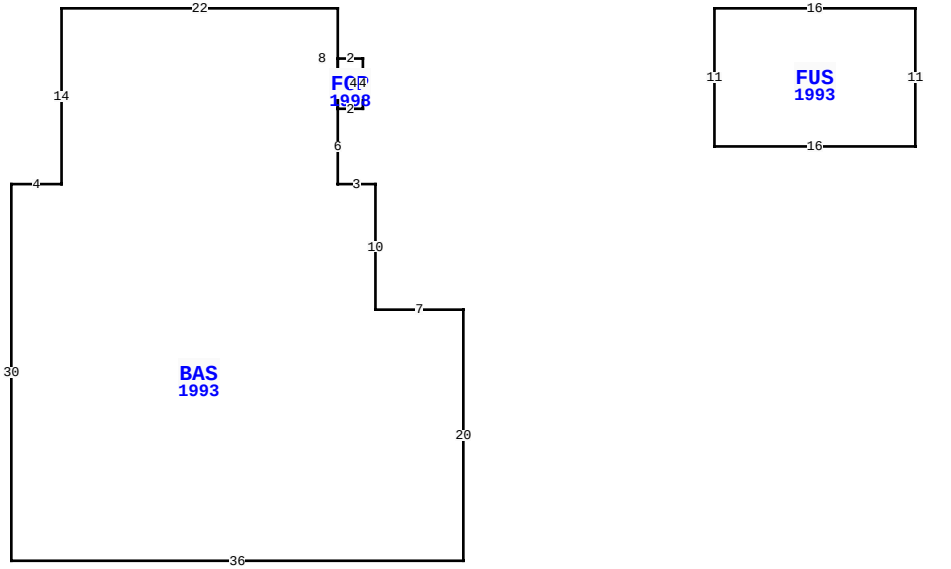
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,318	100	1993	1,318	96,195
FOP	8	30	1998	2	146
FUS	176	100	1993	176	12,846
TOTALS	1,502			1,496	109,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,496	95.8800	100.67	150,602	1940	1985	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 1995 Heated Area: 1494 HX Base Yr 1995



65 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	23	24	552.00	SF	35.00	35.00	100	1940	1940	3	20	3,864	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1940	1940	3	20	400	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	109,186
TOTAL MARKET OB/XF VALUE	4,264
TOTAL LAND VALUE - MARKET	220,000
TOTAL MARKET VALUE	333,450
SOH/AGL Deduction	254,265
ASSESSED VALUE	79,185
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	27,774
TOTAL JUST VALUE	333,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0216	-ADDING 7 FEET X	60,000	05/20/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0728/1711	5/03/1995	QC	Q	I	06	100
GRANTOR: ALEXANDER VIRGINIA B						
GRANTEE: HUOVINEN RICHARD						
0504/1033	12/01/1986	WD	U	I		43,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S14 W4 S30 E36 N20 W7 N10 W3 N6
FOP=[YR=1998] E2 N4 W2 S4 $ N8 $ PTR= E30 FUS=[YR=1993] E16 S11 W16 N11 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 4,264

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