LOT 25
OAK GROVE PLACE PB 3/2

LIVINGSTON CHAD D
33 OAK GROVE PL
FERNANDINA BEACH, FL 32034

2026

00-00-31-1480-0025-0000

BUILDING CHARACTERISTICS

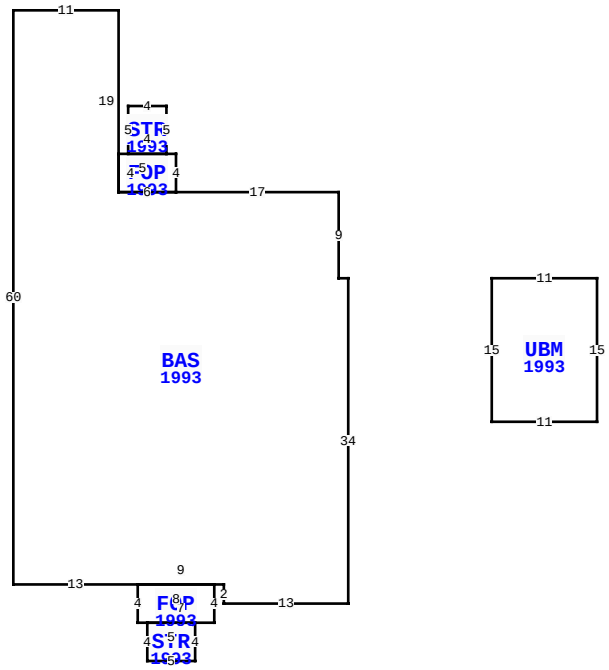
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,661	100	1993	1,661	213,712
FOP	24	30	1993	7	901
FOP	32	30	1993	10	1,287
STR	20	10	1993	2	258
STR	20	10	1993	2	258
UBM	165	20	1993	33	4,246
TOTALS	1,922			1,715	220,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,715	108.9000	151.37	259,600	1943	2005	0	0	0	15.00	85.00

1 SNGL FAM 100% - 2019 Heated Area: 1661 HX Base Yr 2019



33 OAK GROVE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	05/07/2025 MLU
XF DATE		LAND DATE	
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	25	14	350.00	SF	35.00	35.00	100	1980	1980	3	20	2,450	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1943	1943	3	20	700	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		220,660
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		423,810
SOH/AGL Deduction		176,618
ASSESSED VALUE		247,192
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,781
TOTAL JUST VALUE		423,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081371	REPAIR/RRF	26,846	09/05/2008
20081372	REPAIR/RRF	6,473	09/05/2008
8620	REPAIR/RRF	1,950	10/13/1994
7270	REPAIR/RRF	400	08/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2246/0308	12/21/2018	WD	Q	I	02	230,000
GRANTOR: ERDMANN THOMAS J						
GRANTEE: LIVINGSTON CHAD D						
2097/0211	1/24/2017	QC	U	I	11	100
GRANTOR: GOODBREAD JUTTA B						
GRANTEE: ERDMANN THOMAS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N9 W17 FOP=[YR=1993] N4W1 STR=[YR=1993] N5W4S5E4$ W5 S4 E6 $ W6 N19 W11 S60 E13 FOP=[YR=1993] S4 E1 STR=[YR=1993] S4E5N4W5$ E7 N4 W8 $ E9 S2 E13 N34 $ PTR= E15 UBM=[YR=1993] E11S15 W11 N15 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	60.00	108.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS