LOTS 29 & W1/2 OF 30
OAK GROVE PLACE PB 3/2

TICHY ROBERT SILAS & JONI
227 N 3RD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1480-0029-0000

BUILDING CHARACTERISTICS

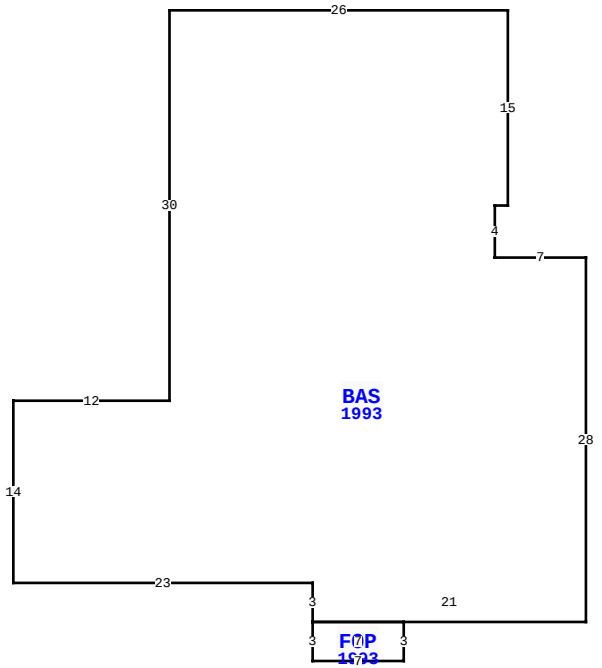
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,521	100	1993	1,521	296,449
FOP	21	30	1993	6	1,170
TOTALS	1,542			1,527	297,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,527	155.3664	215.96	329,771	1943	2005	0	0	0	9.75	90.25

1 SNGL FAM 0% - 2026 Heated Area: 1521 HX Base Yr



22 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	0	24	12	288.00	SF	35.00	35.00	100	1993	1993	3	20	2,016	
2	0500	FP-PRE FAB	0	0	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	297,618
TOTAL MARKET OB/XF VALUE	2,716
TOTAL LAND VALUE - MARKET	220,000
TOTAL MARKET VALUE	520,334
SOH/AGL Deduction	0
ASSESSED VALUE	520,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	520,334
TOTAL JUST VALUE	520,334
NCON VALUE	191,786
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0666	INT REMO EXT SIDI	22,000	11/14/2024
DEMR-2024-0	INTERIOR DEMO/REM	5,000	10/15/2024
20033195	REPAIR SEWER LINE	1,000	06/04/2003
7437	REMODEL	18,000	11/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2809/1181	8/18/2025	WD	Q	I	01	647,500
GRANTOR: ROSEPILER PATTI LYNN						
GRANTEE: TICHY ROBERT SILAS						
2734/1056	8/28/2024	WD	Q	I	01	393,500
GRANTOR: RAWLS STEVE B						
GRANTEE: ROSEPILER PATTI LYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N4 E1 N15 W26 S30 W12 S14 E23 S3
FOP=[YR=1993] S3 E7 N3 W7 $ E21 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 2,716

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	0006	R-1	105.00	100.00	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