LOTS 32 & 33
OAK GROVE PLACE PB 3/2

MOCK-V LLC
PO BOX 706
FERNANDINA BEACH, FL 32035

2026

00-00-31-1480-0032-0000

BUILDING CHARACTERISTICS

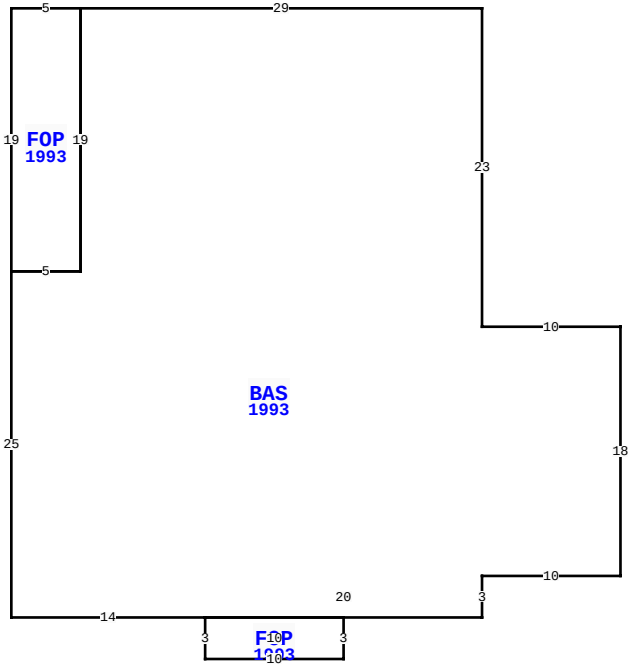
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1,581	100	1993	1,581	144,946
FOP	30	30	1993	9	825
FOP	95	30	1993	28	2,567
TOTALS	1,706			1,618	148,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,618	109.1400	114.60	185,423	1947	1985	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2025 Heated Area: 1581 HX Base Yr



64 OAK GROVE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	148,338
TOTAL MARKET OB/XF VALUE	5,740
TOTAL LAND VALUE - MARKET	230,000
TOTAL MARKET VALUE	384,078
SOH/AGL Deduction	0
ASSESSED VALUE	384,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	384,078
TOTAL JUST VALUE	384,078
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	379,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/20	5/21/2024	WD	Q	I	01	425,000
GRANTOR: GRAVES PAMELA & ROBER						
GRANTEE: MOCK-V LLC						
2516/0394	11/22/2021	QC	U	I	11	100
GRANTOR: GRAVES JOSEPH N & ROB						
GRANTEE: GRAVES PAMELA & ROB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N23 W29 FOP=[YR=1993] W5 S19 E5 N19 $ S19 W5 S25 E14 FOP=[YR=1993] S3 E10 N3 W10 $ E20 N3 E10 N18 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1947	1947	3	20	700	
3	0351	CARPORT MT	0	0	16	15	240.00	SF	10.00	10.00	100	1947	1947	3	20	480	
4	0940	SHEDS/PORT	0	0	16	13	208.00	SF	30.00	30.00	100	1947	1947	3	20	1,248	
5	0511	GARAGE CB-	0	0	23	18	414.00	SF	40.00	40.00	100	1960	1960	3	20	3,312	

LAND DESCRIPTION

TOTAL OB/XF 5,740

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	100.00	140.00	1.00	LT		1.00	1.00	1.15	200,000.00	230,000.00	230,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 230,000 Market: 0 Agricultural: 0 Common: 230,000 PRINTED 07/09/2026 BY SYS