LOT 34
OAK GROVE PLACE PB 3/2

IMUA PROPERTY INVESTMENTS LLC
98064 PINTAIL CT
FERNANDINA BEACH, FL 32034

2026

00-00-31-1480-0034-0000

BUILDING CHARACTERISTICS

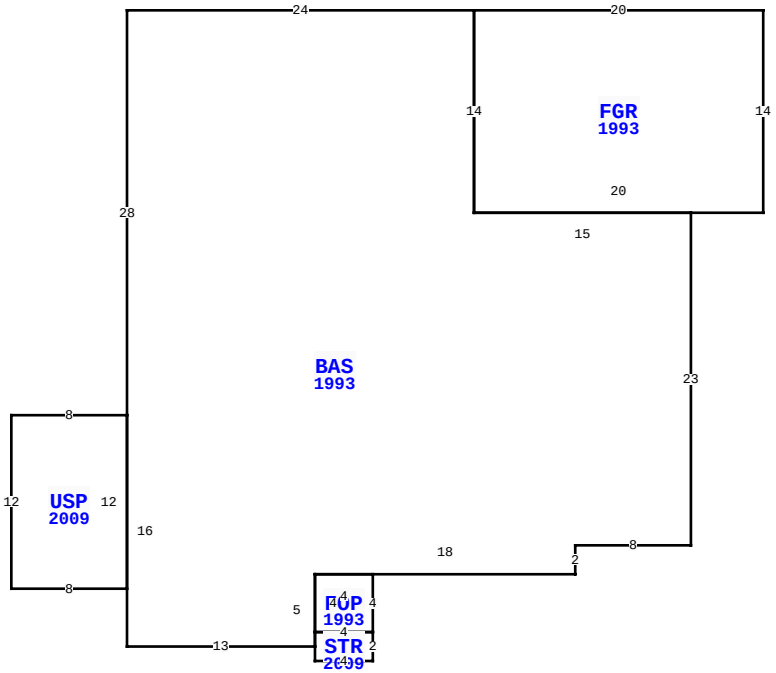
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	07	ASB SHNGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,360	100	1993	1,360	119,267
FGR	280	55	1993	154	13,505
FOP	16	30	1993	5	439
STR	8	10	2009	1	87
USP	96	30	2009	29	2,543
TOTALS	1,760			1,549	135,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,549	105.0600	110.31	170,870	1943	1990	0	0	0	20.50	79.50

1 SINGLE FAM 100% - 2007 Heated Area: 1360 HX Base Yr 2007



112 S 14TH ST, 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
3	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		135,842
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		336,542
SOH/AGL Deduction		200,338
ASSESSED VALUE		136,204
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,793
TOTAL JUST VALUE		336,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091647	H/AC	4,250	12/03/2009
20072234	REPAIR/RRF	6,600	12/14/2007
20032740	REMODEL	3,000	03/21/2003
20032704	ELEC OTHER	2,000	03/17/2003
2004568	XFOB	1,000	12/21/2000
6488B	ADDITION	300	04/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2850/69	2/27/2026	WD	Q	I	01	400,000
GRANTOR: MCDONALD EVELYN C						
GRANTEE: IMUA PROPERTY INVES						
1879/0703	6/04/2013	QC	U	I	11	100
GRANTOR: KOLINSKY PAUL G						
GRANTEE: MCDONALD EVELYN C &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W24 S28 USP=[YR=2009] W8S12E8N12$ S16 E13 STR=[YR=2009] S1E4N2 FOP=[YR=1993] N4 W4 S4E4$W4S1$ N5 E18 N2 E8 N23 W15 N14 $ S14E20 N14$.

LAND DESCRIPTION

TOTAL OB/XF 700

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	0003	R-1	70.00	100.00	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