

LOT 17 IN OR 684/1592
OAK RIDGE #3 PB5/220

KERN DORIS LEE
P O BOX 15055
FERNANDINA BEACH, FL 32035-3101

2023

00-00-30-043C-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,745	100	1,745	217,536
FGR	483	55	266	33,160
FOP	25	30	8	998
PTO	331	5	17	2,119

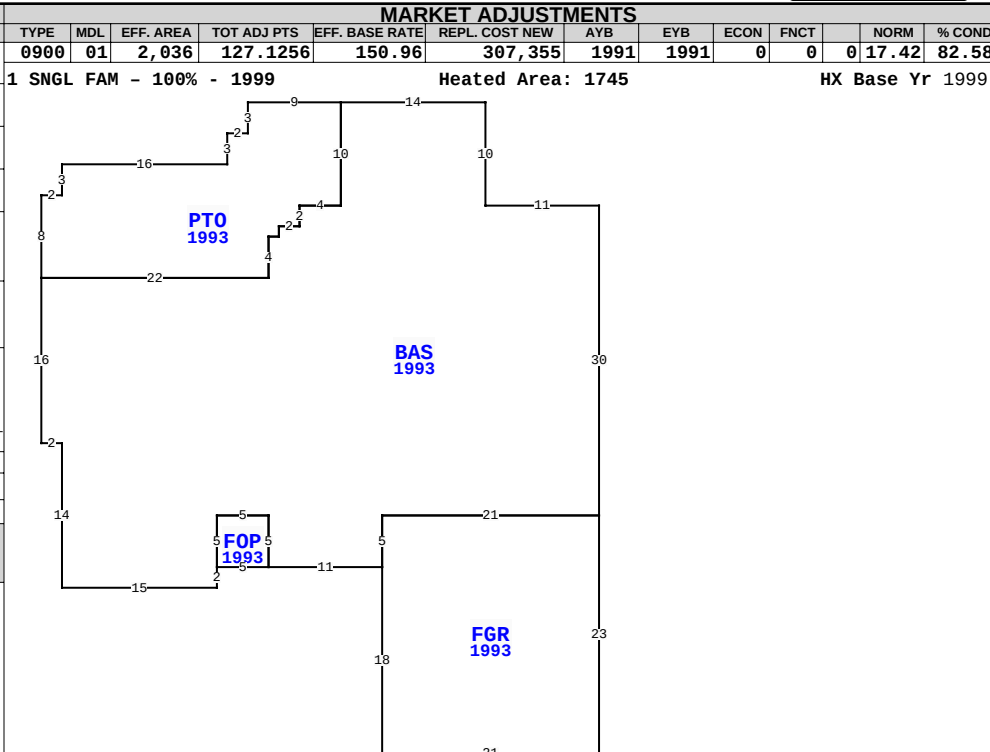
TOTALS	2,584		2,036	253,814
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EXTRA FEATURES

L N	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	0810	CONCRETE A	0	100	62	16	992.00	SF	6.50	6.50	100	1991	1991	3	64	4,127	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
3	0858	SCULP CONC	0	100	0	0	113.00	SF	13.00	13.00	100	1991	1991	3	88	1,293	
4	0810	CONCRETE A	0	100	10	9	90.00	SF	6.50	6.50	100	1995	1995	3	72	421	
5	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1995	1995	3	72	1,872	
6	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2004	2004	3	66	634	
7	0475	VF 4 SBPL	0	100	0	0	16.00	LF	14.00	14.00	100	2004	2004	3	66	148	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							



2102 OAK BLUFF CT, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	8
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	253,814		
TOTAL MARKET OB/XF VALUE	11,015		
TOTAL LAND VALUE - MARKET	135,000		
TOTAL MARKET VALUE	399,829		
SOH/AGL Deduction	230,506		
ASSESSED VALUE	169,323		
TOTAL EXEMPTION VALUE	HX HB WX 55,000		
BASE TAXABLE VALUE	114,323		
TOTAL JUST VALUE	399,829		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	409,490		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7474	NEW CONSTR	68,722	08/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0684/1592	7/14/1993	WD	Q	I		125,900

GRANTOR: SEAWARD HOMES						
GRANTEE: KERN PHILLIP & DORI						
0684/1591	7/14/1993	WD	U	I	19	27,000
GRANTOR: BOATRIGHT J C ET AL						
GRANTEE: SEAWARD HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11N10W14PT0=[YR=1993] W9 S3 W2 S3 W16 S3 W2 S8 E22 N4 E1 N1 E2 N2 E4 N10\$ S10 W4 S2 W2 S1 W1 S4 W22 S16 E2 S14 E15 N2 FOP=[YR=1993] E5 N5 W5 S5\$ N5 E5 S5 E11 FGR=[YR=1993] S18 E21 N23 W21 S5 \$ N5 E21 N30\$.