

LOT 19
IN OR 2029/1462
OAK RIDGE #3 PB5/220

HOWELL DIANE M/HSX
2112 OAK BLUFF CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-043C-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		

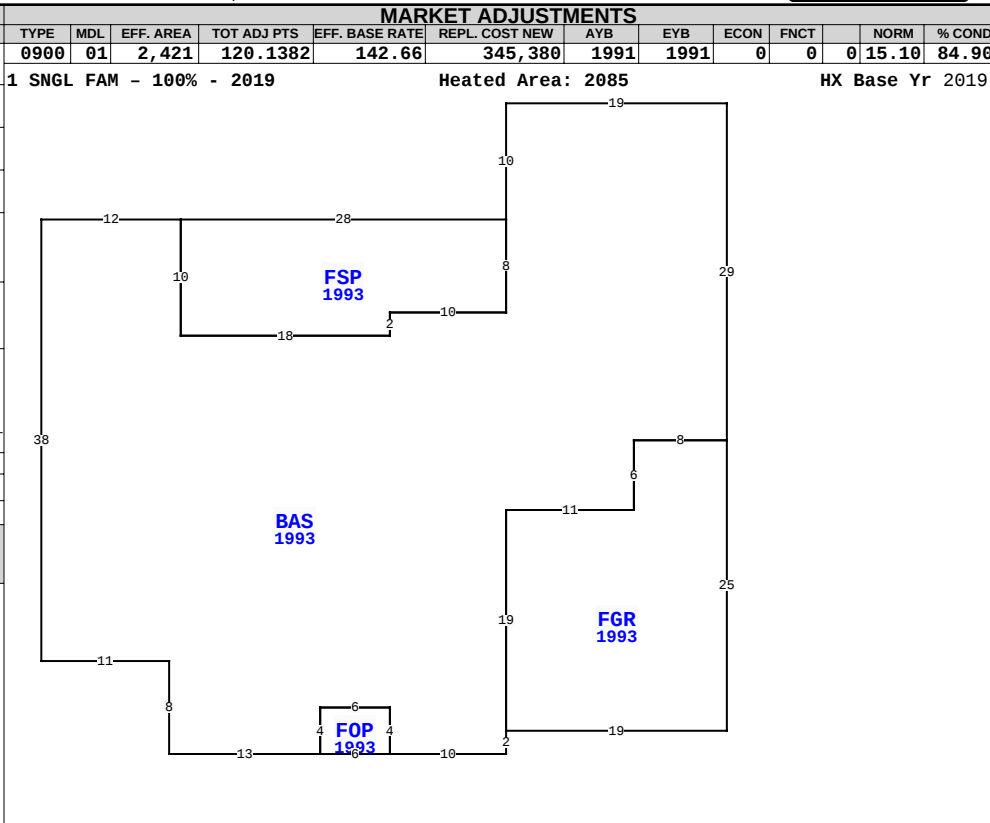
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,085	100	2,085	252,532
FGR	409	55	225	27,252
FOP	24	30	7	848
FSP	260	40	104	12,597

TOTALS	2,778		2,421	293,228
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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
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1991
2	0811	CONCRETE B	0	100	0	0		646.00	SF 5.20	100	1991
3	0810	CONCRETE A	0	100	0	0		80.00	SF 6.50	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	RG-1	0.00	0.00	1.00	LT	1.00

REVIEW DATE 01/14/2021 BY TWA



2112 OAK BLUFF CT, FERNANDINA BEACH	BLD DATE 03/27/2014	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF											
5,060											

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5,060											

Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	293,228		
TOTAL MARKET OB/XF VALUE	5,060		
TOTAL LAND VALUE - MARKET	135,000		
TOTAL MARKET VALUE	433,288		
SOH/AGL Deduction	190,152		
ASSESSED VALUE	243,136		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	193,136		
TOTAL JUST VALUE	433,288		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	448,691		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7037	NEW CONSTR	76,097	03/06/1991
6626	NEW CONSTR	73,097	07/24/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2029/1462	2/12/2016	WD Q	I	01	
GRANTOR: RICHARDSON JOHN & REB					
GRANTEE: HOWELL DIANE M					
1476/0173	2/02/2007	WD Q	I		
GRANTOR: SCARTH FRANCES M					
GRANTEE: RICHARDSON JOHN & R					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W19 S10 FSP=[YR=1993] W28 S10 E18 N2 E10 N8 \$ S8 W10 S2 W18 N10 W12 S38 E11 S8 E13 FOP=[YR=1993] E6 N4 W6 S4 \$ N4 E6 S4 E10 N2 FGR=[YR=1993] E19 N25 W8 S6 W11 S19 \$ N19 E11 N6 E8 N29 \$.											

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