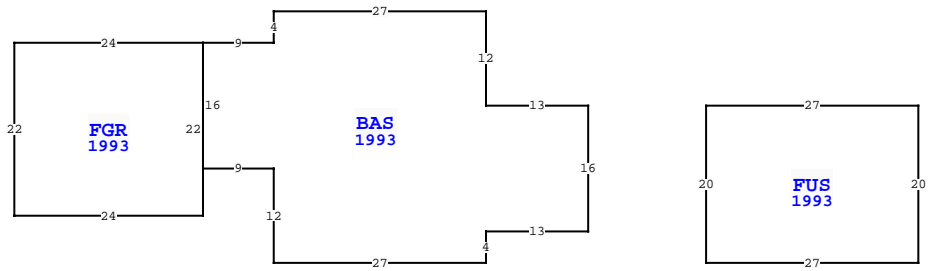


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	10 ABOVE AVG 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	14 CARPET 70			
Interior Floo	11 CLAY TILE 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2.5 100			
Frame	02 WOOD FRAME 100			
Stories	1.5 100			
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	1,216	100	1,216	157,552
FGR	528	55	290	37,574
FUS	540	100	540	69,965
TOTALS	2,284		2,046	265,091

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,046	128.3653	152.43	311,872	1989	1990	0	0	15.00	85.00		
1 SNGL FAM - 0% - 2023 Heated Area: 1756 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		265,091	
TOTAL MARKET OB/XF VALUE		7,744	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		407,835	
SOH/AGL Deduction		0	
ASSESSED VALUE		407,835	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		407,835	
TOTAL JUST VALUE		407,835	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		420,077	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5738	NEW CONSTR	1,800	02/23/1989
2926	H/AC	2,300	02/22/1989
3389	NEW CONSTR	2,400	02/10/1989
5493	NEW CONSTR	60,196	02/02/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0843	1/12/2022	CT	U	I	18	175,100

GRANTOR: CLERK OF COURT
GRANTEE: ALL PURPOSE GROUP L
2220/0308 8/12/2018 WD U I 98 100
GRANTOR: PEARCE CAROLEE J
GRANTEE: PEARCE CAROLEE J

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0810	CONCRETE A	0	0	64	16	1,024.00	SF	6.50	6.50	100	1989	1989	3	59.5	3,960	
3	0810	CONCRETE A	0	0	45	3	135.00	SF	6.50	6.50	100	1989	1989	3	59.5	522	
4	0810	CONCRETE A	0	0	7	9	63.00	SF	6.50	6.50	100	1989	1989	3	59.5	244	
5	0810	CONCRETE A	0	0	12	13	156.00	SF	6.50	6.50	100	1989	1989	3	59.5	603	
6	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	100	1989	1989	3	59.5	35	

2118 OAK BLUFF CT, FERNANDINA BEACH

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W13 N12 W27 S4 W9 FGR=[YR=1993] W24 S22 E24 N22 \$ S16 E9 S12 E27 N4 E13 N16 \$ PTR= E15 FUS=[YR=1993] E27 S20 W27 N20 \$ W15 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							