LOT 3
IN OR 1863/278
OCEAN SOUND PB 5/295

TURVEY EDWARD C JR
995 OCEAN BLUFF DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-155S-0003-0000

BUILDING CHARACTERISTICS

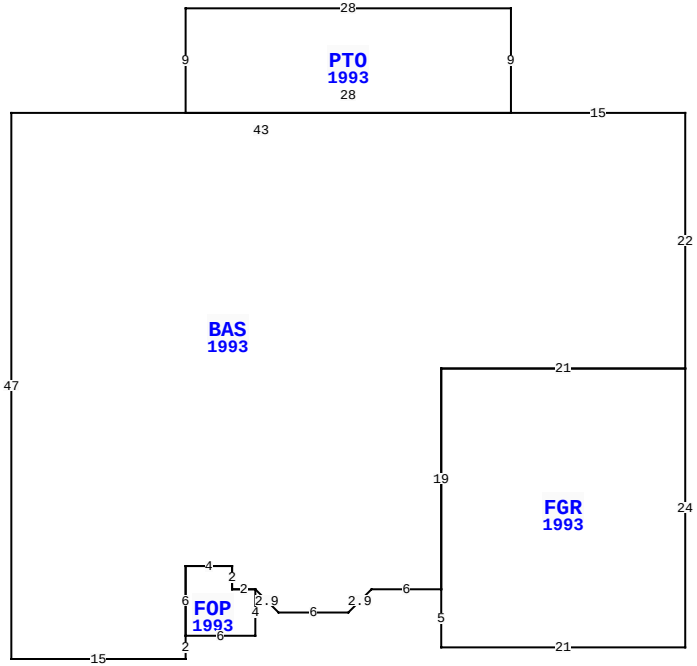
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,077	100	2,077	232,898
FGR	504	55	277	31,060
FOP	32	30	10	1,121
PTO	252	5	13	1,458
TOTALS	2,865		2,377	266,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,377	113.0822	134.29	319,207	1993	1993	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 1994 Heated Area: 2077 HX Base Yr 1994



995 OCEAN BLUFF DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		266,538
TOTAL MARKET OB/XF VALUE		12,398
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		553,936
SOH/AGL Deduction		361,846
ASSESSED VALUE		192,090
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,090
TOTAL JUST VALUE		553,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131585	ROOF	16,500	07/05/2013
20100969	H/AC	4,200	06/10/2010
B009775	SWIM POOL	0	04/24/1996
7753	NEW CONSTR	98,880	06/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1863/0278	6/19/2013	QC	U	I	11	92,000
GRANTOR: TURVEY SUSAN H & EDWA						
GRANTEE: TURVEY EDWARD C JR						
0691/0301	10/26/1993	WD	Q	I		124,200
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: TURVEY EDWARD JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 PTO=[YR=1993] N9 W28 S9 E28$ W43 S47 E15 N2 FOP=[YR=1993] E6 N4 W2 N2 W4 S6$ N6 E4 S2 E2 R2 D2 E6 U2 R2 E6 FGR=[YR=1993] S5 E21 N24 W21 S19$ N19 E21 N22$.

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	0811	CONCRETE B	0	100	0	0	737.00	SF	5.20	5.20	100	1993	1993	3	68	2,606	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
3	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	1996	1996	3	20	5,100	
4	0845	KOOL DECK	0	100	0	0	384.00	SF	7.25	7.25	100	1996	1996	3	73	2,032	

LAND DESCRIPTION

TOTAL OB/XF 12,398

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	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 09/21/2017 BY DJX Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS