

LOT 4
IN OR 632 PG 348
OCEAN SOUND PB 5/295

BURNS GREGORY ALAN
993 OCEAN BLUFF DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-155S-0004-0000

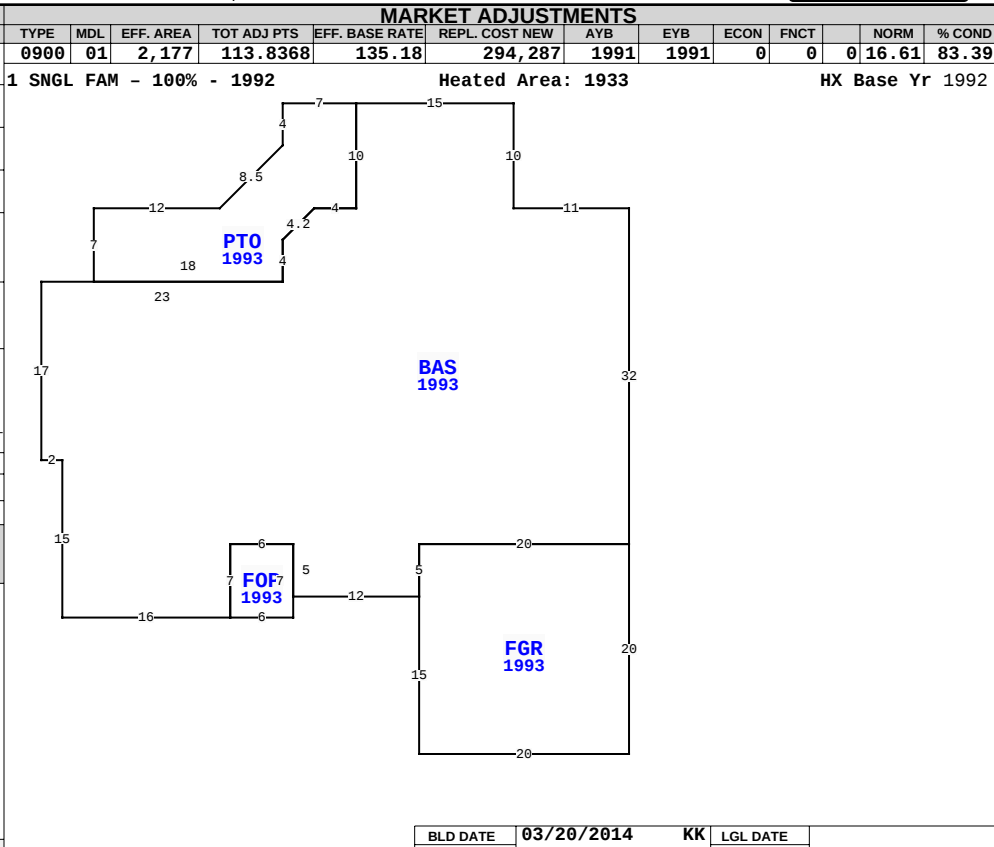


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	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	1,933	100	1,933	217,901
FGR	400	55	220	24,800
FOP	42	30	13	1,465
PTO	219	5	11	1,240
TOTALS	2,594		2,177	245,406

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0811



993 OCEAN BLUFF DR, FERNANDINA BEACH

BLD DATE	03/20/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0811	CONCRETE B	0 100	0	0	718.00	SF	5.20	5.20	100	1991	1991	3	64	2,390	

LAND DESCRIPTION		TOTAL OB/XF														4,910
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
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		245,406	
TOTAL MARKET OB/XF VALUE		4,910	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		525,316	
SOH/AGL Deduction		340,020	
ASSESSED VALUE		185,296	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		135,296	
TOTAL JUST VALUE		525,316	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		455,125	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002645	REPAIR/RRF	12,522	04/04/2000

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
0632/0348	7/26/1991	WD Q	I
GRANTOR: CRISP-LINGERFELT CO			
GRANTEE: BURNS GREGORY ALAN			
0622/0034	3/19/1991	WD Q	V
GRANTOR: CHAMPION THOMAS & T			
GRANTEE: CRISP-LINGERFELT CO			

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W11 N10 W15 PTO=[YR=1993] W7 S4 L6 D6 W12 S7 E18 N4 R3 U3 E4 N10\$ S10 W4 D3 L3 S4 W23 S17 E2 S15 E16 FOP=[YR=1993] E6 N7 W6 S7 \$ N7 E6 S5 E12 FGR=[YR=1993] S15 E20 N20 W20 S5 \$ N5 E20 N32 \$.	