LOT 15
IN OR 1913/211
OCEAN SOUND PB 5/295

SHECKELLS RICHARD L & DEBRA L
986 OCEAN OVERLOOK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-155S-0015-0000

BUILDING CHARACTERISTICS

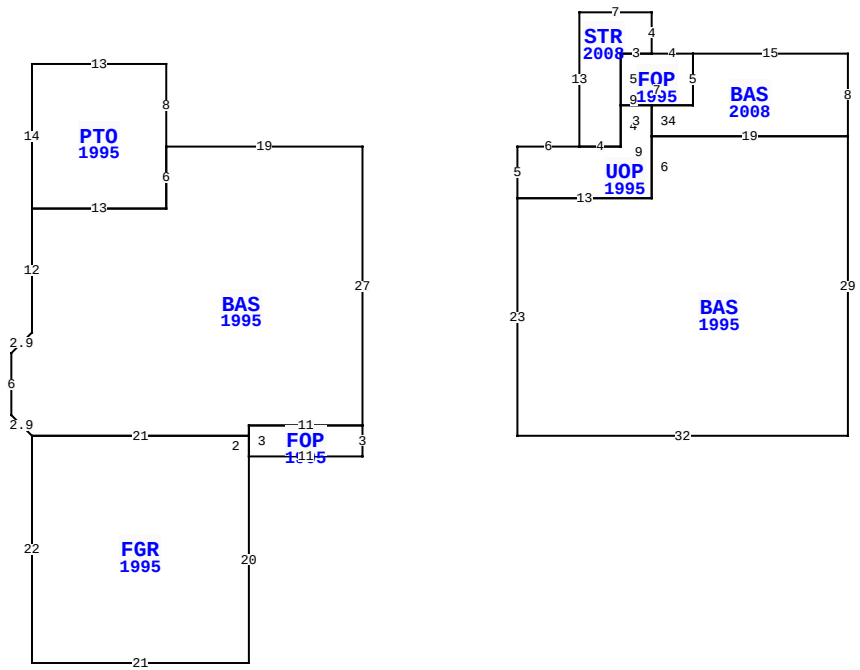
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	823	100	823	108,314
BAS	850	100	850	111,868
BAS	132	100	132	17,372
FGR	462	55	254	33,429
FOP	33	30	10	1,316
FOP	35	30	10	1,316
PTO	182	5	9	1,185
STR	64	10	6	789
UOP	77	20	15	1,974
TOTALS	2,658		2,109	277,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,109	126.6650	150.41	317,215	1995	1997	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2016 Heated Area: 1805 HX Base Yr 2016



986 OCEAN OVERLOOK DR, FERNANDINA BEACH

BLD DATE	03/11/2014 KK	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		277,563
TOTAL MARKET OB/XF VALUE		4,524
TOTAL LAND VALUE - MARKET		343,750
TOTAL MARKET VALUE		625,837
SOH/AGL Deduction		315,745
ASSESSED VALUE		310,092
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,092
TOTAL JUST VALUE		625,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102119	H/AC	3,874	12/10/2010
20101503	XFOB	500	09/02/2010
20080471	REPAIR/RRF	5,000	03/25/2008
20062226	H/AC	2,500	09/25/2006
20061894	OTHER	3,000	08/10/2006
20011737	ADDITION	11,000	07/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1913/0211	4/15/2014	WD	Q	I	01	325,000
GRANTOR: WATSON CAROLYN DEAN T						
GRANTEE: SHECKELLS RICHARD L						
1875/1841	8/23/2013	QC	U	I	11	100
GRANTOR: WATSON CAROLYN D						
GRANTEE: WATSON CAROLYN DEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W19 PTO=[YR=1995] N8 W13 S14 E13 N6 $ S6 W13 S12 D2 L2 S6 R2 D2 FGR=[YR=1995] S22 E21 N20 FOP=[YR=1995] E11 N3 W11 S3 $ N2 W21 $ E21 N1 E11 N27 $ PTR= E15 UOP=[YR=1995] E6 STR=[YR=2008] N13 E7 S4 FOP=[YR=1995] E4 BAS=[YR=2008] E15 S8 BAS=[YR=1995] S29 W32 N23 E13 N6 E19 $ W19 N3 E4 N5$ S5 W7 N5 E3$ W3 S9 W4$ E4 N4 E3 S9 W13 N5$ W15 $.

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
2	0812	CONCRETE C	0	100	0	0	1,344.00	SF	4.00	4.00	100	1995	1995	3	72	3,871	
3	0476	VF 6 SBPL	0	100	0	0	24.00	LF	32.00	32.00	100	2012	2012	3	85	653	

LAND DESCRIPTION

TOTAL OB/XF 4,524

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.25	275,000.00	343,750.00	343,750							

REVIEW DATE 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 343,750 Market: 0 Agricultural: 0 Common: 343,750 PRINTED 08/02/2023 BY SYS