

LOT 16
IN OR 1871/73
OCEAN SOUND PB 5/295

KING ADAM A & CHRISTINA M
988 OCEAN OVERLOOK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-155S-0016-0000



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	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	860	100	860	111,725
FGR	400	55	220	28,581
FOP	44	30	13	1,689
FUS	1,230	100	1,230	159,793
PTO	392	5	20	2,598
UOP	627	20	125	16,239

TOTALS	3,553		2,468	320,626
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	1,376.00	SF	6.50	
4	0810	CONCRETE A	0 100	16	3	48.00	SF	6.50	
5	0810	CONCRETE A	0 100	29	9	261.00	SF	6.50	
6	0810	CONCRETE A	0 100	0	0	29.00	SF	6.50	
7	0855	CONC PAVER	0 100	0	0	69.00	SF	10.00	
8	0861	POOL GUNIT	0 100	0	0	372.00	SF	85.00	
9	0857	SANDSTONE	0 100	0	0	1,034.00	SF	16.00	
10	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00

REVIEW DATE 12/13/2022 BY TW

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,468	122.9184	145.97	360,254	1994	2000	0	0	0	11.00	89.00	
1 SNGL FAM - 100% - 2016 Heated Area: 2090 HX Base Yr 2016													

988 OCEAN OVERLOOK DR, FERNANDINA BEACH	BLD DATE 03/04/2014	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	1994	1994	3	77	2,695	
2	0810	CONCRETE A	0 100	0	0	1,376.00	SF	6.50	6.50	100	1994	1994	3	70	6,261	
4	0810	CONCRETE A	0 100	16	3	48.00	SF	6.50	6.50	100	1994	1994	3	70	218	
5	0810	CONCRETE A	0 100	29	9	261.00	SF	6.50	6.50	100	1996	1996	3	73	1,238	
6	0810	CONCRETE A	0 100	0	0	29.00	SF	6.50	6.50	100	1996	1996	3	73	138	
7	0855	CONC PAVER	0 100	0	0	69.00	SF	10.00	10.00	100	2010	2010	3	92	635	
8	0861	POOL GUNIT	0 100	0	0	372.00	SF	85.00	85.00	100	2021	2021	3	98	30,988	
9	0857	SANDSTONE	0 100	0	0	1,034.00	SF	16.00	16.00	100	2021	2021	3	100	16,544	
10	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	

TOTAL OB/XF									
60,657									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 343,750 Market: 0 Agricultural: 0 Common: 343,750

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					320,626				
TOTAL MARKET OB/XF VALUE					60,657				
TOTAL LAND VALUE - MARKET					343,750				
TOTAL MARKET VALUE					725,033				
SOH/AGL Deduction					345,866				
ASSESSED VALUE					379,167				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					329,167				
TOTAL JUST VALUE					725,033				
NCON VALUE					49,472				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					586,311				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200311	SWIM POOL	30,000	08/17/2020
20032303	XF0B	5,000	01/08/2003
20022106	REPAIR/RRF	1,000	12/09/2002
20022044	H/AC	1,000	11/29/2002
20022045	REMODEL	1,000	11/29/2002
20021983	REPAIR/RRF	4,000	11/19/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1871/0073	8/01/2013	WD	Q	I	01	375,000	
GRANTOR: PALMER STEPHANIE H &							
GRANTEE: KING ADAM A & CHRIS							
0856/0212	11/18/1998	WD	Q	I		191,200	
GRANTOR: MEADOWS JAMES C & LEI							
GRANTEE: PALMER STEPHANIE &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2008] W49 S8 FGR=[YR=1994] S20 E20 BAS=[YR=1994] S8 E5 FOP=[YR=1994] S5 E10 N3 W3 N2 W7\$ E7 S2 E4 R3 D2 E4 U2 R3 E3 N30 W29 S20\$ N20 W20\$ E49 N8\$ PTR=E15 UOP=[YR=2008] E19 S3 E38 S10 FUS=[YR=1994] S30 W3 L3 D2 W4 U2 L3 W3 N2 W12 N8 W20 N20 E48\$ W57 N13\$ W15\$.									