LOT 18
IN OR 2103/862
OCEAN SOUND PB 5/295

ANSLEY DAVID A/IKLODY A CATHERINE
PO BOX 15594
FERNANDINA BEACH, FL 32035

2023

00-00-31-155S-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

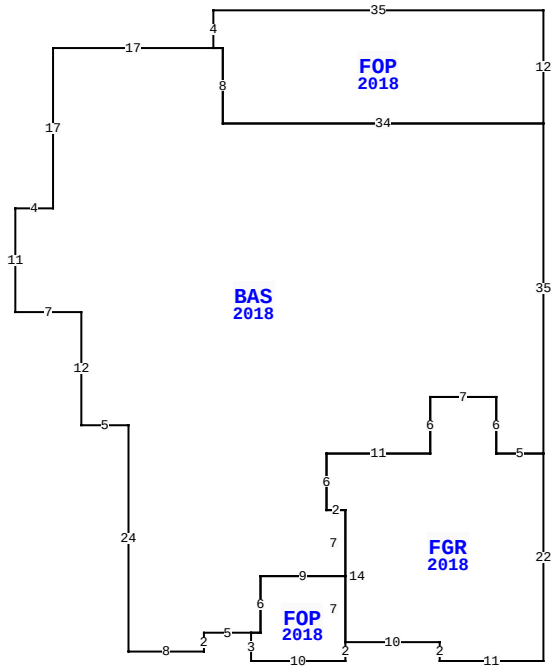
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	2,293	100	2,293	416,687
FGR	496	55	273	49,610
FOP	84	30	25	4,543
FOP	412	30	124	22,533
TOTALS	3,285		2,715	493,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,715	156.1498	185.43	503,442	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2019 Heated Area: 2293 HX Base Yr 2019



992 OCEAN OVERLOOK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		493,373
TOTAL MARKET OB/XF VALUE		7,045
TOTAL LAND VALUE - MARKET		343,750
TOTAL MARKET VALUE		844,168
SOH/AGL Deduction		417,300
ASSESSED VALUE		426,868
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		376,868
TOTAL JUST VALUE		844,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		760,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171934	CO ISSUED	0	03/08/2018
20171934	NEW CONSTR	293,582	06/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2103/0862	2/24/2017	WD	Q	V	02	125,000
GRANTOR: ELLIS WINFORD G & ROS						
GRANTEE: ANSLEY DAVID A & A						
0744/0029	11/13/1995	WD	Q	V		42,000
GRANTOR: CHAMPION THOMAS D & T						
GRANTEE: ELLIS WINFORD G & R						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W35 S4 BAS=[YR=2018] W17 S17 W4 S11 E7 S12 E5 S24 E8 N2 E5 FOP=[YR=2018] S3 E10 N2 FGR=[YR=2018] E10 S2 E11 N22 W5 N6 W7 S6 W11 S6 E2 S14$ N7 W9 S6 W1$ E1 N6 E9 N7 W2 N6 E11 N6 E7 S6 E5 N35 W34 N8 W1$ E1 S8 E34 N12$.

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	0855	CONC PAVER	0	100	0	0	856.00	SF	7.00	7.00	100	2018	2018	3	98	5,872	
2	0855	CONC PAVER	0	100	0	0	171.00	SF	7.00	7.00	100	2018	2018	3	98	1,173	

LAND DESCRIPTION

TOTAL OB/XF 7,045

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	1.25	275,000.00	343,750.00	343,750							

REVIEW DATE 01/16/2020 BY KWVJ Total Acres: 0.00 Total Land Value: 343,750 Market: 0 Agricultural: 0 Common: 343,750 PRINTED 08/02/2023 BY SYS