

LESZCZAK GREGORY & MONICA
994 OCEAN OVERLOOK DR
FERNANDINA BEACH, FL 32034

00-00-31-155S-0019-0000

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	05 AVERAGE 70			
Exterior Wall	16 WD FR STUC 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	11 CLAY TILE 20			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	4 100			
Bathrooms	2.5 100			
Frame Stories	02 WOOD FRAME 100			
Units	2. 2. 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	892	100	892	106,758
FGR	400	55	220	26,331
FOP	48	30	14	1,676
FUS	1,292	100	1,292	154,632
SFB	444	80	355	42,488
UOP	96	20	19	2,274
UOP	444	20	89	10,652
UST	96	45	43	5,146
TOTALS	3,712		2,924	349,957

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,924	111.1550	132.00	385,968	1993	2003	0	0	9.33	90.67

MARKET ADJUSTMENTS

1 SNGL FAM - 100% - 2023

Heated Area: 2539 HX Base Yr 2023

The diagram shows two building footprints. The left footprint consists of three main sections: a large rectangular section labeled 'BAS 1993' with dimensions 30x30, a smaller rectangular section labeled 'FGR 1993' attached to its right side with dimensions 19x20, and another small section labeled 'FOP 1993' at the bottom left corner. To the top left of the main rectangle is a trapezoidal section labeled 'SFB 2022'. To the top right is a rectangular section labeled 'UST 2008'. The right footprint is a larger L-shaped section labeled 'FUS 1993' with overall dimensions of approximately 49x30.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100886	H/AC	5,000	06/01/2010
20051991	REPAIR/RRF	2,000	06/14/2005
7734	NEW CONSTR	71,125	06/04/1993

OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE
2547/1113	3/16/2022	WD	Q	I	01	780,000

GRANTOR:HELLER JAMES T L/E
GRANTEE:LESZCZAK GREGORY &
2515/0567 11/12/2021 WD U I 11 100
GRANTOR:HELLER JAMES T
GRANTEE:HELLER MICHAEL STEP

L N	OBI/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG CONDO	YEAR ON	YEAR ACTUAL	Q	% CONDO	OBI/XF MKT VALUE	NOTES
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	0811	CONCRETE B	0 100	0	0	830.00	SF	5.20	5.20	100	1993	1993	3	68	2,935	
4	0810	CONCRETE A	0 100	0	0	66.00	SF	6.50	6.50	100	1993	1993	3	68	292	
5	0820	WOOD WALK	0 100	0	0	183.00	SF	11.75	11.75	100	1997	1997	3	40	860	
TOTAL OB/XF 6,747																

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% CONDO	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 KVVJ Total Acres: 0.00 Total Land Value: 343,750 Market: 0 Agricultural: 0 Common: 343,750 PRINTED 08/02/2023 BY SYS

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	
BUILDING MARKET VALUE	349,957
TOTAL MARKET OB/XF VALUE	6,747
TOTAL LAND VALUE - MARKET	343,750
TOTAL MARKET VALUE	700,454
SOH/AGL Deduction	0
ASSESSED VALUE	700,454
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	650,454
TOTAL JUST VALUE	700,454
NCON VALUE	37,974
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	619,705

SALES DATA

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GRANTOR:HELLER JAMES T L/E
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BUILDING DIMENSIONS

FGR=[YR=1993] W1 UST=[YR=2008] N8 W12 SFB=[YR=2022] N4 W37
S12 BAS=[YR=1993] S30 E4 D2 R3 E5 U2 R3 E3 FOP=[YR=1993]
S2 E12 N4 W12 S2\$ N2 E12 N28 W30\$ E37 N8\$ S8 E12\$ W19 S20 E20
N20\$ PTR=E20 UOP=[YR=2008] E37 S4 UOP=[YR=1993] E12 S8
FUS=[YR=1993] E1 S20 W20 S8 W12 S2 W3 L3 D2 W5 U2 L3 W4
N30 E49\$ W12 N8\$ S8 W37 N12\$ W20\$.