

LOT 20
IN OR 692 PG 1793
OCEAN SOUND PB 5/295

GOOCH RALPH A & LINDA K
996 OCEAN OVERLOOK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-155S-0020-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND																								
Exterior Wall	16	WD FR STUC 100								0900	01	2,854	125.5276	149.06	425,417	1993	1997	0	0	12.50	87.50	VALUATION BY								STANDARD																	
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 2004										Heated Area: 2428										HX Base Yr 2004																	
Roof Cover	03	COMP SHNGL 100																												Tax Group: 2										Tax Dist:							
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE										372,240							
Interior Floo	12	HARDWOOD 70																												TOTAL MARKET OB/XF VALUE										37,808							
Interior Floo	15	HARDTILE 30																												TOTAL LAND VALUE - MARKET										343,750							
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE										753,798							
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction										418,020							
Bedrooms		5 100																												ASSESSED VALUE										335,778							
Bathrooms		3.5 100																												TOTAL EXEMPTION VALUE										HX HB 50,000							
Frame	02	WOOD FRAME 100																												BASE TAXABLE VALUE										285,778							
Stories	2.	2. 100																												TOTAL JUST VALUE										753,798							
Units	0	0 100																												NCON VALUE										0							
Occupancy	00	NONE 100																												INCOME VALUE																	
																														PREVIOUS YEAR MKT VALUE										658,737							