

LOT 21
ESMT IN OR 740 PG 134
OCEAN SOUND PB 5/295

HAMILTON JOHN R & TERIA A
998 OCEAN OVERLOOK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-155S-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

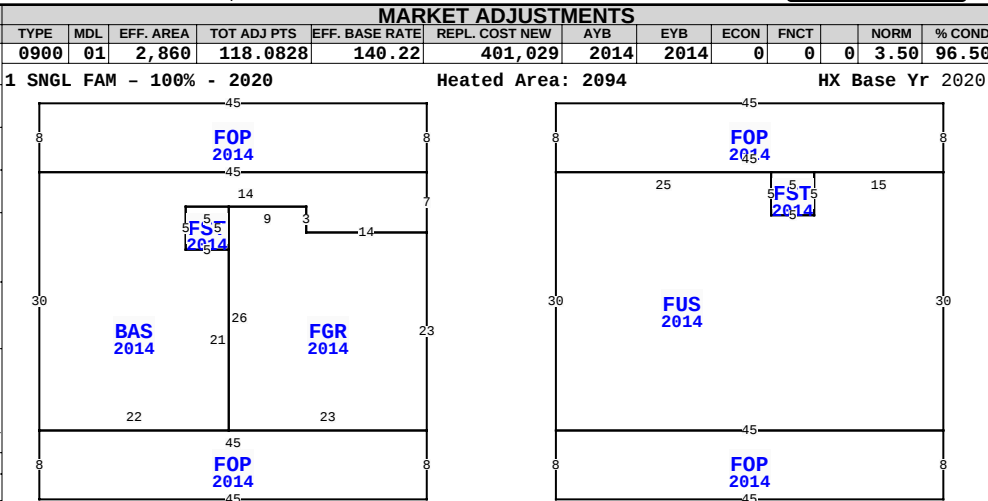
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	769	100	769	104,055
FGR	556	55	306	41,405
FOP	360	30	108	14,614
FOP	360	30	108	14,614
FOP	360	30	108	14,614
FOP	360	30	108	14,614
FST	25	55	14	1,894
FST	25	55	14	1,894
FUS	1,325	100	1,325	179,289
TOTALS	4,140		2,860	386,993

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	2,441.00	SF	4.00	4.00	100	2014
2	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2014
3	0861	POOL GUNIT	0 100	0	0	288.00	SF	85.00	85.00	100	2021
4	0855	CONC PAVER	0 100	0	0	940.00	SF	10.00	10.00	100	2021
5	0476	VF 6 SBPL	0 100	0	0	72.00	LF	32.00	32.00	100	2021

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



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

TOTAL OB/XF											
54,947											

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54,947											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		386,993	
TOTAL MARKET OB/XF VALUE		54,947	
TOTAL LAND VALUE - MARKET		343,750	
TOTAL MARKET VALUE		785,690	
SOH/AGL Deduction		270,924	
ASSESSED VALUE		514,766	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		464,766	
TOTAL JUST VALUE		785,690	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		688,392	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211207	SWIM POOL	0	03/30/2021
20132887	H/AC	6,640	12/27/2013
20132436	NEW CONSTR	273,000	10/18/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2278/1152	5/30/2019	WD Q	I	01	
GRANTOR: MODAHL BRUCE K & JACK					SALE PRICE
GRANTEE: HAMILTON JOHN R & T					
0740/1476	10/04/1995	WD Q	V		42,000
GRANTOR: CHAMPION THOMAS D & T					
GRANTEE: MODAHL BRUCE K & JA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2014] W45 S8 BAS=[YR=2014] S30 FOP=[YR=2014] S8 E45 N8 FGR=[YR=2014] N23 W14 N3 W9 FST=[YR=2014] W5 S5 E5 N5\$ S26 E23\$ W45\$ E22 N21 W5 N5 E14 S3 E14 N7 W45\$ E45 N8\$ PTR=E15FOP=[YR=2014] E45 S8 FUS=[YR=2014] S30 FOP=[YR=2014] S8 W45 N8 E45\$ W45 N30 E25 FST=[YR=2014] E5S5W5N5\$ S5 E5 N5 E15\$W45 N8\$ W15\$.											