

LOT 33
IN OR 2057/633
OCEAN SOUND PB 5/295

JOYCE MARGARET M L/E/
994 OCEAN BLUFF DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-155S-0033-0000



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	07 CORK/VTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

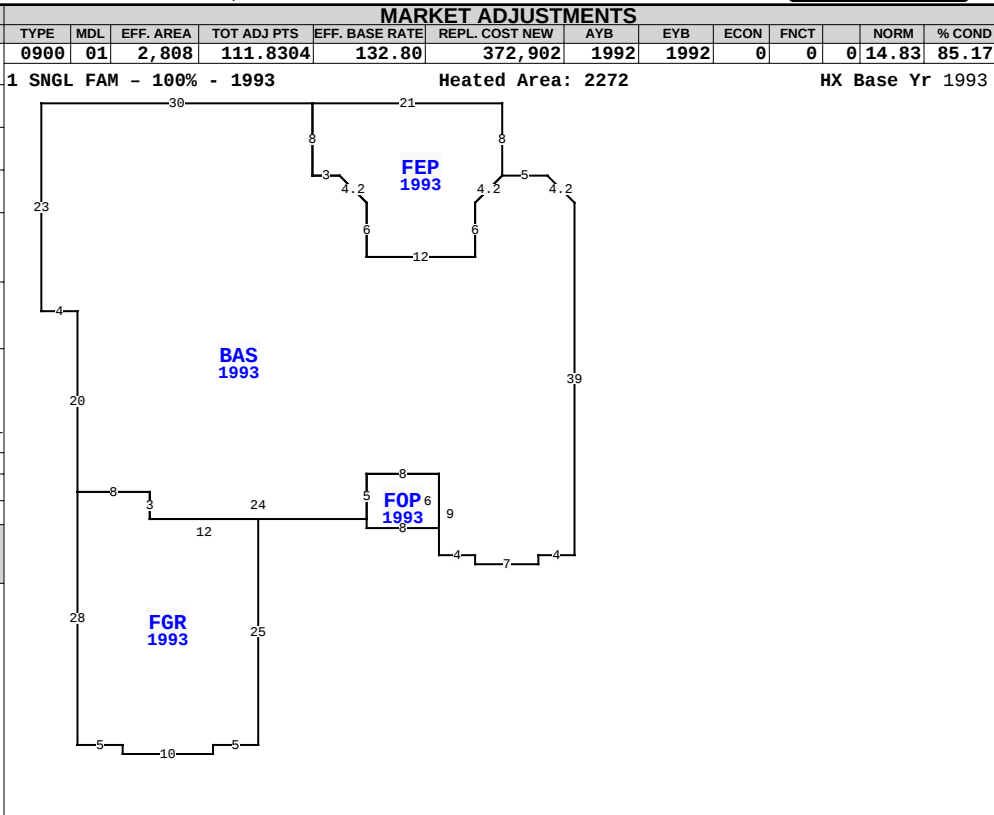
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,272	100	2,272	256,977
FEP	285	80	228	25,788
FGR	534	55	294	33,253
FOP	48	30	14	1,583

TOTALS	3,139	2,808	317,601
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
4	0855	CONC PAVER	0 100	0	0	1,249.00	SF	10.00	
5	1242	WD DECK A	0 100	20	8	160.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00



994 OCEAN BLUFF DR, FERNANDINA BEACH	BLD DATE 04/09/2014	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
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
4	0855	CONC PAVER	0 100	0	0	1,249.00	SF	10.00	10.00	100	2006	2006	3	88	10,991	
5	1242	WD DECK A	0 100	20	8	160.00	SF	10.00	10.00	100	2006	2006	3	31	496	

TOTAL OB/XF										14,077						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	275,000.00	288,750.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		317,601	
TOTAL MARKET OB/XF VALUE		14,077	
TOTAL LAND VALUE - MARKET		288,750	
TOTAL MARKET VALUE		620,428	
SOH/AGL Deduction		388,453	
ASSESSED VALUE		231,975	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		176,975	
TOTAL JUST VALUE		620,428	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		545,957	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200655	ADDITION	0	10/01/2020
20120943	H/AC	5,028	05/25/2012
20081441	REPAIR/RRF	12,250	09/15/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2057/0633	7/06/2016	QC	U	I	11	100	
GRANTOR: JOYCE MARGARET M							
GRANTEE: JOYCE JOHN M & JANN							
0664/0006	7/29/1992	WD	Q	I		159,400	
GRANTOR: CRISP-LINGERFELT CO							
GRANTEE: JOYCE JOHN & MARY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] L3 U3 W5 FEP=[YR=1993] N8 W21 S8 E3 D3 R3 S6 E12 N6 U3 R3 \$ L3 D3 S6 W12 N6 L3 U3 W3 N8 W30 S23 E4 S20 FGR=[YR=1993] S28 E5 S1 E10 N1 E5 N25 W12 N3 W8\$ E8 S3 E24 FOP=[YR=1993] S1 E8 N6 W8 S5\$ N5 E8 S9 E4 S1 E7 N1 E4 N39\$.									