

LOT 40
IN OR 1904/1795
OCEAN SOUND PB 5/295

BOYER BRIAN P & PAMELA M
991 OCEAN OVERLOOK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-155S-0040-0000



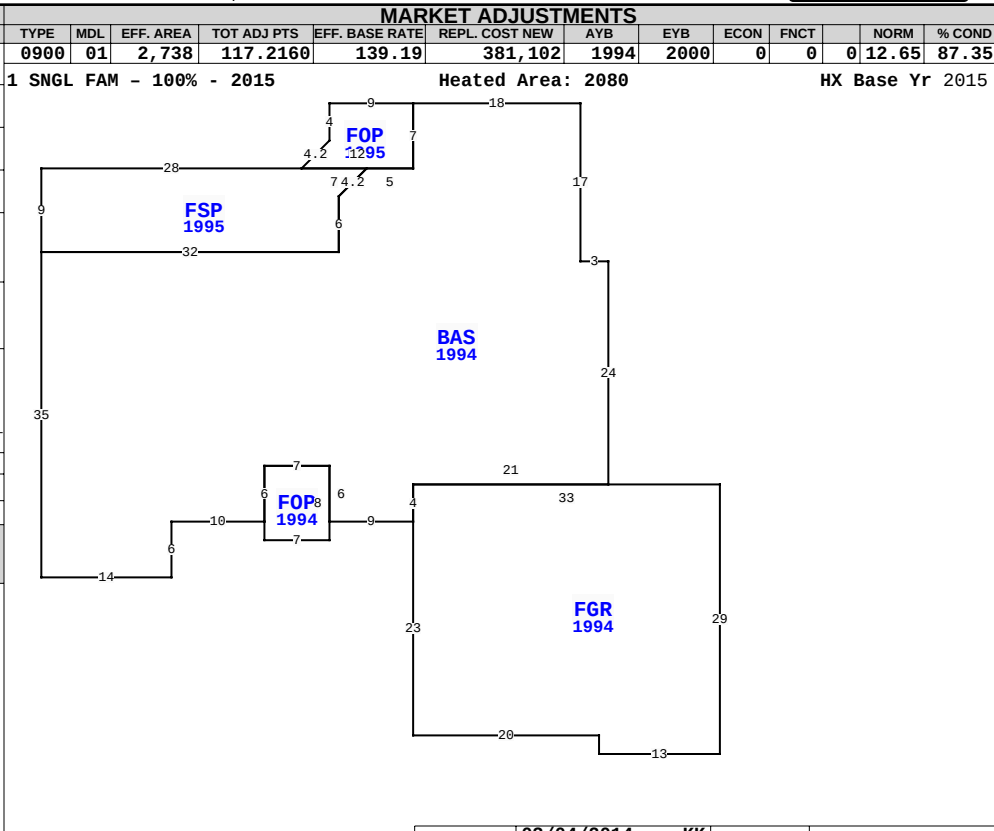
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	2,080	100	2,080	252,891
FGR	917	55	504	61,278
FOP	56	30	17	2,067
FOP	68	30	20	2,432
FSP	293	40	117	14,225
TOTALS	3,414		2,738	332,893

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0861	POOL GUNIT	0	100	0	0	322.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	526.00	SF	7.25	7.25	
5	0910	SCRN RM L	0	100	20	38	821.00	SF	15.00	15.00	
6	0855	CONC PAVER	0	100	0	0	1,714.00	SF	10.00	10.00	
7	0855	CONC PAVER	0	100	0	0	201.00	SF	10.00	10.00	

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



BLD DATE	03/04/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

991 OCEAN OVERLOOK DR, FERNANDINA BEACH

TOTAL OB/XF											
30,996											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		332,893	
TOTAL MARKET OB/XF VALUE		30,996	
TOTAL LAND VALUE - MARKET		288,750	
TOTAL MARKET VALUE		652,639	
SOH/AGL Deduction		301,911	
ASSESSED VALUE		350,728	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		300,728	
TOTAL JUST VALUE		652,639	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		571,945	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090006	REMODEL	7,000	01/05/2009
20081601	REPAIR/RRF	11,000	10/22/2008
9094	ADDITION	5,900	05/24/1995
B9404	SWIM POOL	9,500	04/28/1995
8026	NEW CONSTR	103,320	12/13/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1904/1795	2/28/2014	WD	Q	I	02
GRANTOR: TIMMONS REGINA G					
GRANTEE: BOYER BRIAN P & PAM					
1599/1579	10/08/2008	WD	U	I	12
GRANTOR: BANK OF AMERICA N A					
GRANTEE: TIMMONS REGINA G					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W3 N17 W18 FOP=[YR=1995] W9 S4 L3 D3 FSP=[YR=1995] W28 S9 E32 N6 R3 U3 W7\$ E12 N7\$ S7 W5 D3 L3 S6 W32 S35 E14 N6 E10 FOP=[YR=1994] S2 E7 N8 W7 S6 \$ N6 E7 S6 E9 FGR=[YR=1994] S23 E20 S2 E13 N29 W33S4 \$ N4 E21 N24 \$.											