LOT 41
IN OR 1848/573
OCEAN SOUND PB 5/295

KUTZ ROGER P
993 OCEAN OVERLOOK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-155S-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

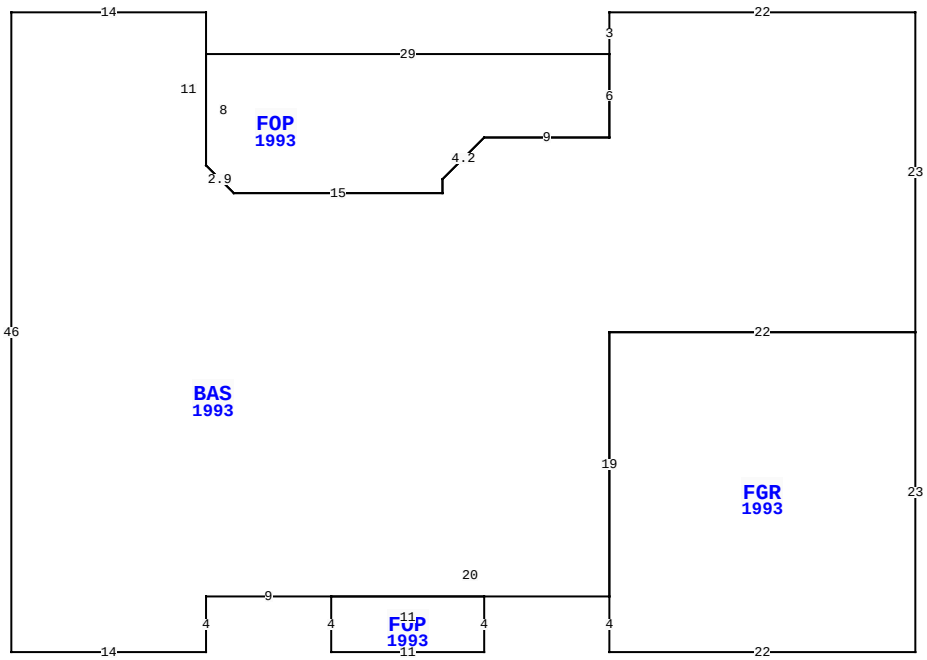
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,037	100	2,037	294,946
FGR	506	55	278	40,253
FOP	44	30	13	1,883
FOP	245	30	74	10,715
TOTALS	2,832		2,402	347,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,402	142.6096	169.35	406,779	1993	1993	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 2014 Heated Area: 2037 HX Base Yr 2014



993 OCEAN OVERLOOK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		347,796
TOTAL MARKET OB/XF VALUE		15,546
TOTAL LAND VALUE - MARKET		288,750
TOTAL MARKET VALUE		652,092
SOH/AGL Deduction		301,812
ASSESSED VALUE		350,280
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		295,280
TOTAL JUST VALUE		652,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120909	H/AC	7,317	05/21/2012
20070564	RE-ROOF	15,226	04/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1848/0573	3/28/2013	WD	Q	I	02	359,300
GRANTOR: LOTT DAVID W & DEBORA						
GRANTEE: KUTZ ROGER P & SHAR						
1016/0862	10/29/2001	WD	Q	I		279,900
GRANTOR: OGILVIE LARRY & VELVE						
GRANTEE: LOTT DAVID W & DEBO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S3 FOP=[YR=1993] W29 S8 D2 R2 E15 N1 U3 R3 E9 N6$ S6 W9 L3 D3 S1 W15 L2 U2 N11 W14 S46 E14 N4 E9 FOP=[YR=1993] S4 E11 N4 W11$ E20 FGR=[YR=1993] S4 E22 N23 W22 S19$ N19 E22 N23$.

EXTRA FEATURES

LN	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
1	0855	CONC PAVER	0	100	0	0	672.00	SF	7.00	7.00	100	2014	2014	3	95	4,469	
2	0855	CONC PAVER	0	100	0	0	69.00	SF	7.00	7.00	100	2014	2014	3	95	459	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
4	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	1993	1993	3	20	4,896	
5	0845	KOOL DECK	0	100	0	0	290.00	SF	7.25	7.25	100	1993	1993	3	68	1,430	
6	0910	SCRN RM L	0	100	34	16	544.00	SF	15.00	15.00	100	1997	1997	3	20	1,632	

LAND DESCRIPTION

TOTAL OB/XF 15,546

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	288,750							

REVIEW DATE 07/23/2018 BY DJX Total Acres: 0.00 Total Land Value: 288,750 Market: 0 Agricultural: 0 Common: 288,750 PRINTED 08/02/2023 BY SYS