

LOT 9
IN OR 2179/2
OAK RIDGE #3 PB 5/220

DEHAVEN JULIE
2140 OAK BLUFF COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-043C-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100

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Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2008.00
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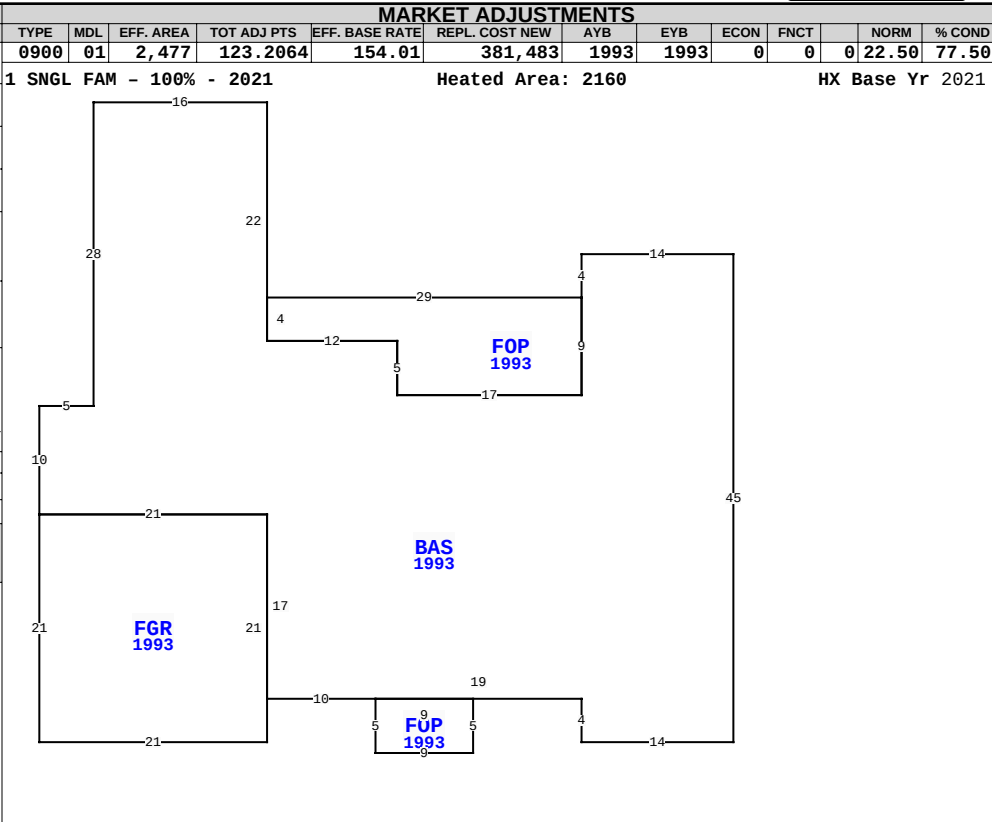
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	257,813
FGR	441	55	243	29,004
FOP	45	30	14	1,671
FOP	201	30	60	7,162

TOTALS	2,847		2,477	295,649
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,058.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0810	CONCRETE A	0	100	0	0	116.00	SF	6.50

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

REVIEW DATE	01/31/2024	BY	KBA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024
INC DATE		AG DATE	MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1993	1993	3	66	2,793	
100	1993	1993	3	74	2,590	
100	1994	1994	3	68	513	

TOTAL OB/XF									
5,896									

Total Acres: 0.00	Total Land Value: 160,000	Market: 0	Agricultural: 0	Common: 160,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		295,649	
TOTAL MARKET OB/XF VALUE		5,896	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		461,545	
SOH/AGL Deduction		90,686	
ASSESSED VALUE		370,859	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		320,859	
TOTAL JUST VALUE		461,545	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		434,652	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00255	NEW CONSTR	86,596	05/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2179/0002	2/15/2018	WD	Q	I	02
SALE PRICE					
342,000					
GRANTOR: GREENE MICHAEL K & DE					
GRANTEE: DEHAVEN JULIE					
0688/0699	9/14/1993	WD	Q	I	
SALE PRICE					
141,000					
GRANTOR: SEAWARD HOMES INC					
GRANTEE: GREENE MICHAEL & D					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 S4 FOP=[YR=1993] W29 S4 E12 S5 E17 N9 S \$ S9 W17 N5 W12 N22 W16 S28 W5 S10 FGR=[YR=1993] S21 E21 N21 W21 \$ E21 S17 E10 FOP=[YR=1993] S5 E9 N5 W9 \$ E19 S4 E14 N45 \$.									