

LOT 14
IN OR 1740/1703
OAK RIDGE #3 PB5/220

DUNN PAUL M/MAZZUCCO CHRISTINE E
2111 OAK BLUFF CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-043C-0014-0000



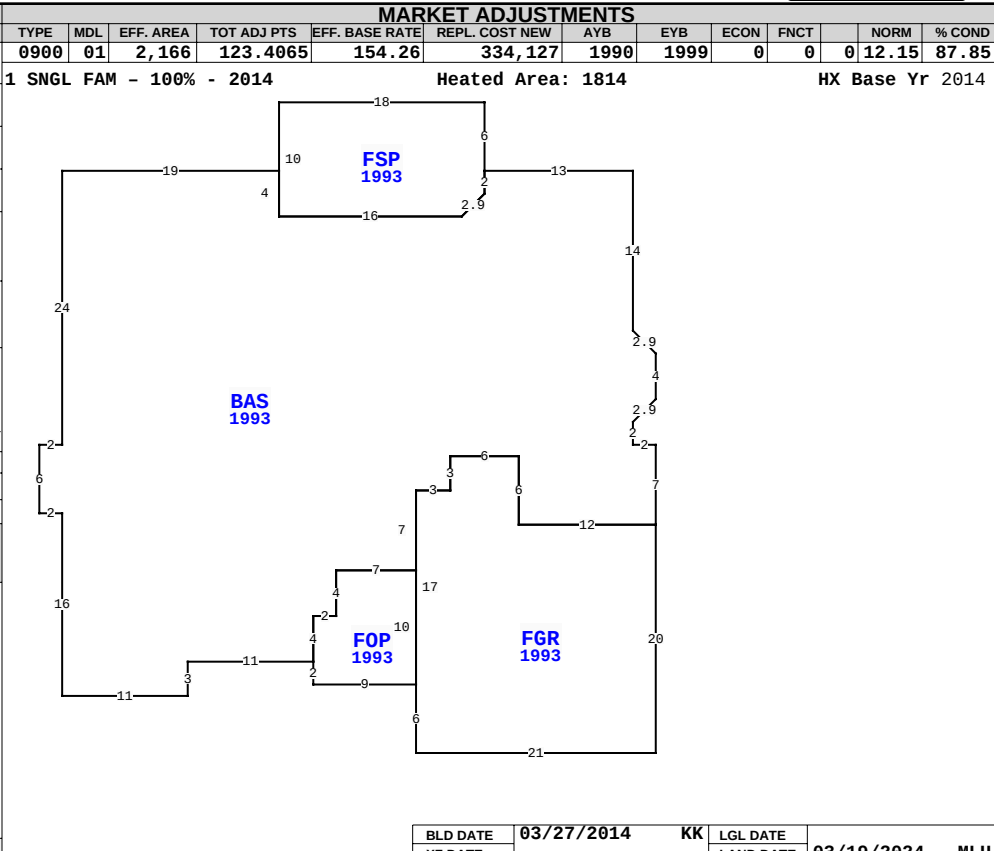
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,814	100	1,814	245,829
FGR	465	55	256	34,693
FOP	82	30	25	3,388
FSP	178	40	71	9,621
TOTALS	2,539		2,166	293,531

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	1,216.00	SF	6.50	6.50	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	414.00	SF	7.25	7.25	
5	1242	WD DECK A	0	100	24	20	480.00	SF	4.00	4.00	
6	0825	BRICK	0	100	8	5	40.00	SF	12.50	12.50	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
9	1243	WD DECK F	0	100	6	10	60.00	SF	3.20	3.20	
10	0855	CONC PAVER	0	100	0	0	155.00	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	CONSV
1	000100	C	SFR	100	0006	RG-1	0.00	0.00	1.00	LT	



2111 OAK BLUFF CT, FERNANDINA BEACH	BLD DATE 03/27/2014	KK	LGL DATE	03/19/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		293,531	
TOTAL MARKET OB/XF VALUE		19,911	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		463,442	
SOH/AGL Deduction		262,086	
ASSESSED VALUE		201,356	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		151,356	
TOTAL JUST VALUE		463,442	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		435,769	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218168	REPAIR/RRF	0	08/01/2021
6596	NEW CONSTR	74,697	07/11/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1740/1703	5/25/2011	TD	Q	I	01
GRANTOR: HALL DAVE T TRUSTEE					SALE PRICE 220,000
GRANTEE: DUNN PAUL M & CHRIS					
1249/1518	8/02/2004	QC	U	I	18
GRANTOR: HALL DAVE T L/E					
GRANTEE: HALL DAVE T TRUSTEE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W13 FSP=[YR=1993] N6 W18 S10 E16 U2 R2 N2\$S2 D2 L2 W16 N4 W19 S24W2 S6 E2 S16 E11 N3 E11 FOP=[YR=1993] S2E9 FGR=[YR=1993] S6 E21 N20 W12 N6 W6 S3W3 S17\$ N10 W7 S4 W2 S4\$ N4 E2N4 E7 N7 E3 N3 E6 S6 E12 N7 W2N2 U2 R2 N4 U2 L2 N14\$.											