

RICHARDSON GUY R & GLORIA T
2108 OAK BLUFF CT
FERNANDINA BEACH, FL 32034

00-00-30-043C-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
Exterior Wall		31	HARDIE BRD 60		0900	01	2,244	125.6605	157.08	352,488	1990	2014	0	0	0	5.10	94.90	VALUATION BY		STANDARD																			
Exterior Wall		20	FACE BRICK 40		1 SNGL FAM - 100% - 2022													Heated Area: 1837																					
Roof Structure		08	IRREGULAR 100															HX Base Yr 2022																					
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floor		14	CARPET 70																																				
Interior Floor		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	1,837	100	1,837	273,840																																			
FGR	622	55	342	50,981																																			
FOP	42	30	13	1,938																																			
FOP	175	30	52	7,751																																			
TOTALS		2,676		2,244	334,511																																		
EXTRA FEATURES					2108 OAK BLUFF CT, FERNANDINA BEACH															BLD DATE					LGL DATE					03/19/2024					MLU				
																				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																							
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380																								
2	0810	CONCRETE A	0 100	0	0	901.00	SF	3.90	3.90	100	1990	1990	3	59.5	2,091																								
3	0810	CONCRETE A	0 100	55	3	165.00	SF	6.50	6.50	100	1990	1990	3	59.5	638																								
4	0810	CONCRETE A	0 100	0	0	326.00	SF	6.50	6.50	100	1993	1993	3	66	1,399																								
5	0861	POOL GUNIT	0 100	0	0	360.00	SF	85.00	85.00	100	2020	2020	3	93	28,458																								
6	0855	CONC PAVER	0 100	0	0	500.00	SF	10.00	10.00	100	2020	2020	3	99	4,950																								
7	0350	CARPORT WD	0 100	0	0	144.00	SF	13.00	13.00	100	2020	2020	3	90	1,685																								