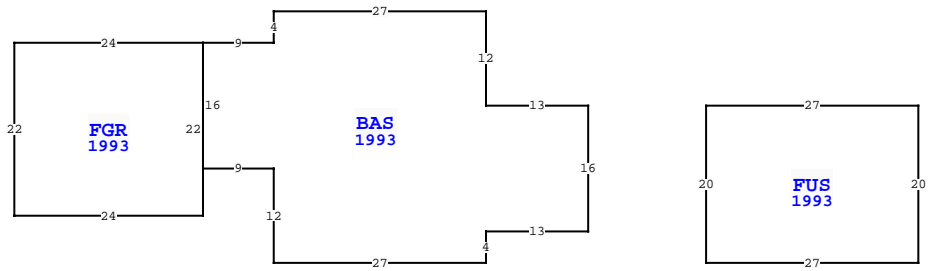


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,046	126.2240	157.78	322,818	1989	2010	0	0	6.00	94.00		
1 SNGL FAM - 0% - 2023 Heated Area: 1756 HX Base Yr													



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	1,216	100	1,216	180,348
FGR	528	55	290	43,011
FUS	540	100	540	80,089
TOTALS	2,284		2,046	303,449

2118 OAK BLUFF CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0810	CONCRETE A	0	0	64	16	1,024.00	SF	6.50	6.50	100	1989	1989	3	57	3,794	
3	0810	CONCRETE A	0	0	45	3	135.00	SF	6.50	6.50	100	1989	1989	3	57	500	
4	0810	CONCRETE A	0	0	7	9	63.00	SF	6.50	6.50	100	1989	1989	3	57	233	
5	0810	CONCRETE A	0	0	12	13	156.00	SF	6.50	6.50	100	1989	1989	3	57	578	
6	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	100	1989	1989	3	57	33	

TOTAL OB/XF 7,448

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			303,449
TOTAL MARKET OB/XF VALUE			7,448
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			460,897
SOH/AGL Deduction			12,278
ASSESSED VALUE			448,619
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			448,619
TOTAL JUST VALUE			460,897
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			407,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5738	NEW CONSTR	1,800	02/23/1989
2926	H/AC	2,300	02/22/1989
3389	NEW CONSTR	2,400	02/10/1989
5493	NEW CONSTR	60,196	02/02/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2692/768	2/01/2024	WD Q	Q	I	02	650,000
GRANTOR: ALL PURPOSE GROUP LLC						
GRANTEE: FLAVELL BETTY MARIE						
2528/0843	1/12/2022	CT U	I	18		175,100
GRANTOR: CLERK OF COURT						
GRANTEE: ALL PURPOSE GROUP L						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W13 N12 W27 S4 W9 FGR=[YR=1993] W24 S22 E24 N22 \$ S16 E9 S12 E27 N4 E13 N16 \$ PTR= E15 FUS=[YR=1993] E27 S20 W27 N20 \$ W15 \$.