LOT 1
IN OR 1557/1119
OCEAN SOUND PB 5/295

FULLER JOSEPH B JR & BELINDA KAY
999 OCEAN BLUFF DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-155S-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

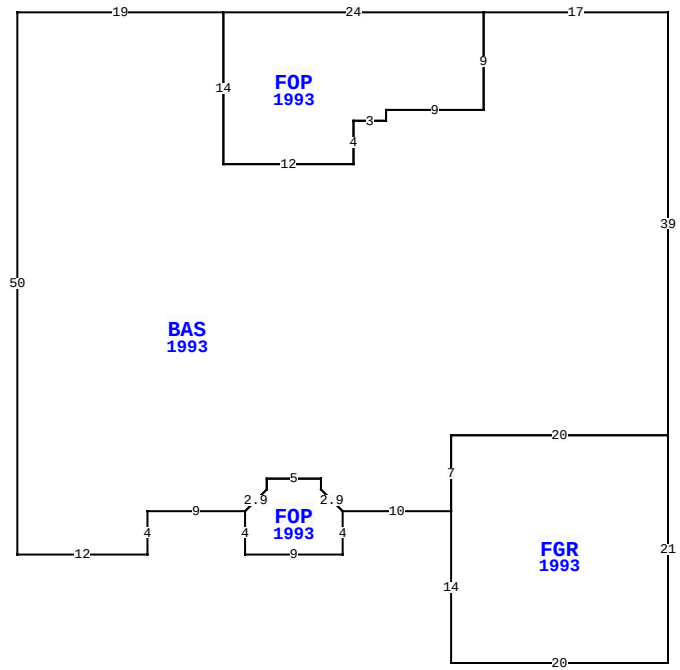
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,370	100	2,370	311,824
FGR	420	55	231	30,393
FOP	55	30	16	2,105
FOP	279	30	84	11,052
TOTALS	3,124		2,701	355,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,701	122.3904	152.99	413,226	1992	1995	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2009 Heated Area: 2370 HX Base Yr 2009



999 OCEAN BLUFF 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		355,374
TOTAL MARKET OB/XF VALUE		23,532
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		653,906
SOH/AGL Deduction		336,536
ASSESSED VALUE		317,370
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		267,370
TOTAL JUST VALUE		653,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		639,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121294	H/AC	4,700	06/29/2012
20120275	REPAIR/RRF	6,000	02/21/2012
20051258	REMODEL	5,000	02/16/2005
20051247	GAS	1,000	02/15/2005
20042257	ELEC OTHER	2,000	12/03/2004
20041600	SWIM POOL	39,000	09/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1119	3/26/2008	WD	Q	I		499,900
GRANTOR: EARHART KENNETH O & C						
GRANTEE: FULLER JOSEPH B JR						
1096/1360	11/25/2002	WD	Q	I		265,000
GRANTOR: KUEHNER MARCIA ANN						
GRANTEE: EARHART KENNETH O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=1993] W24 S14 E12 N4 E3N1 E9 N9$ S9 W9 S1 W3 S4 W12 N14 W19 S50 E12 N4 E9 FOP=[YR=1993] S4 E9 N4 L2 U2 N1W5 S1 D2 L2 $ R2 U2 N1 E5 S1 D2 R2 E10 FGR=[YR=1993] S14 E20 N21 W20 S7$ N7E20 N39$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	0810	CONCRETE A	0	100	4	52	208.00	SF	6.50	6.50	100	1992	1992	3	64	865	
3	0810	CONCRETE A	0	100	0	0	1,207.00	SF	6.50	6.50	100	1992	1992	3	64	5,021	
4	0861	POOL GUNIT	0	100	0	0	140.00	SF	85.00	85.00	100	2005	2005	3	40	4,760	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	24	240	
6	0910	SCRN RM L	0	100	30	19	570.00	SF	15.00	15.00	100	2005	2005	3	24	2,052	
7	0855	CONC PAVER	0	100	0	0	665.00	SF	10.00	10.00	100	2005	2005	3	86	5,719	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2005	2005	3	24	960	
9	0962	SKYLIGHT	0	100	0	0	3.00	UT	500.00	500.00	100	2012	2012	3	93	1,395	

LAND DESCRIPTION

TOTAL OB/XF 23,532

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	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS