LOT 2
IN OR 715 PG 1475
OCEAN SOUND PB 5/295

MOONEY KEVIN F & DIANE E
997 OCEAN BLUFF DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-155S-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

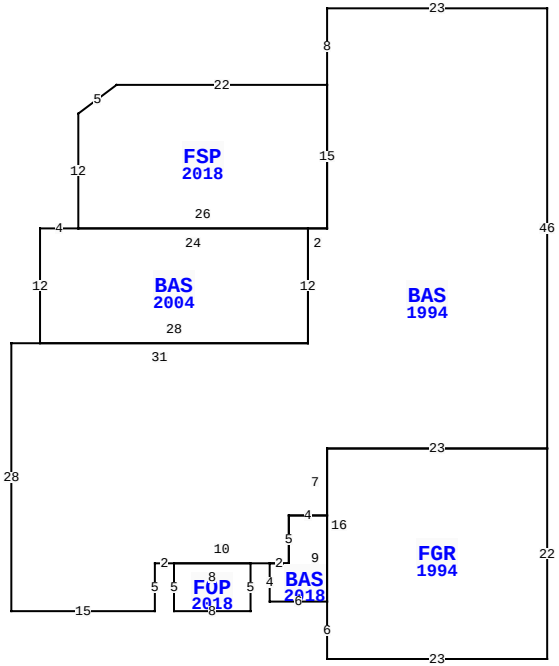
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1081.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1,896	281,207
BAS	336	100	336	49,834
BAS	44	100	44	6,526
FGR	506	55	278	41,232
FOP	40	30	12	1,779
FSP	384	40	154	22,840
TOTALS	3,206		2,720	403,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,720	129.8880	162.36	441,619	1994	2005	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2014 Heated Area: 2276 HX Base Yr 2014



997 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		403,419
TOTAL MARKET OB/XF VALUE		63,116
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		741,535
SOH/AGL Deduction		351,429
ASSESSED VALUE		390,106
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		335,106
TOTAL JUST VALUE		741,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		725,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181975	SCRNENCL	25,700	06/12/2018
20160303	REMODEL	62,637	02/04/2016
20081843	REPAIR/RRF	4,000	12/23/2008
20033080	NEW CONSTR	1,000	05/12/2003
20032821	SWIM POOL	32,000	04/02/2003
20032480	OTHER	1,000	02/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0715/1475	10/10/1994	WD	Q	I		137,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MOONEY KEVIN F & DI						
0707/1564	6/23/1994	WD	U	V	19	30,000
GRANTOR: CHAMPION THOMAS D & T						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W23 S8 FSP=[YR=2018] W22 D3 L4 S12
BAS=[YR=2004] W4 S12 E28 N12 W24$ E26 N15$ S15 W2 S12 W31
S28 E15 N5 E2 FOP=[YR=2018] S5 E8 N5 W8$ E10 BAS=[YR=2018]
S4 E6 FGR=[YR=1994] S6 E23 N22 W23 S16 $ N9 W4 S5 W2$ E2 N5
E4 N7 E23 N46 $.

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	0855	CONC PAVER	0	100	0	0	1,711.00	SF	7.80	7.80	100	2018	2018	3	97	12,945	
2	0855	CONC PAVER	0	100	0	0	63.00	SF	7.00	7.00	100	2018	2018	3	97	428	
3	1134	LANDSCP BL	0	100	0	0	285.00	SF	1.50	1.50	100	2018	2018	3	99	423	
4	0861	POOL GUNIT	0	100	30	15	492.00	SF	85.00	85.00	100	2004	2004	3	36	15,055	
5	0855	CONC PAVER	0	100	0	0	1,406.00	SF	20.00	20.00	100	2018	2018	3	97	27,276	
6	0810	CONCRETE A	0	100	26	8	208.00	SF	6.50	6.50	100	2004	2004	3	84	1,136	
7	0855	CONC PAVER	0	100	0	0	501.00	SF	10.00	10.00	100	2018	2018	3	97	4,860	
8	0810	CONCRETE A	0	100	23	8	184.00	SF	6.50	6.50	100	1994	1994	3	68	813	
9	0940	SHEDS/PORT	0	100	10	3	30.00	SF	30.00	30.00	100	2000	2000	3	20	180	

LAND DESCRIPTION

TOTAL OB/XF 63,116

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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS