LOT 4
IN OR 632 PG 348
OCEAN SOUND PB 5/295

BURNS GREGORY ALAN
993 OCEAN BLUFF DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-155S-0004-0000

BUILDING CHARACTERISTICS

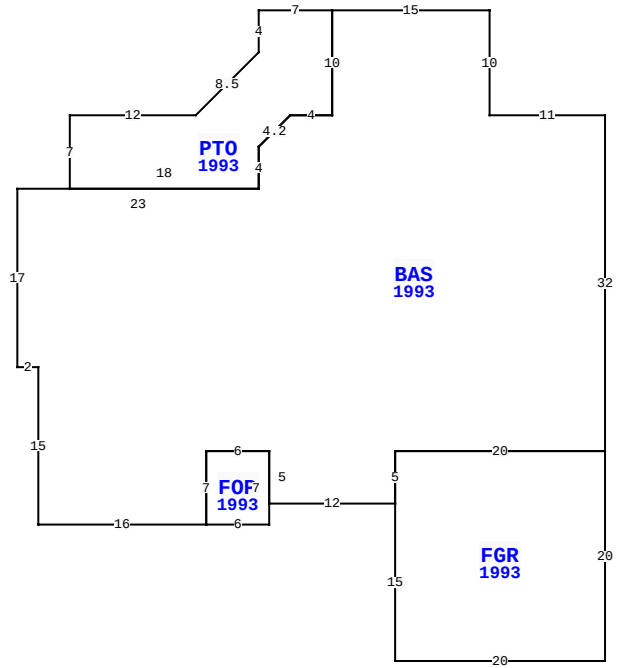
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,933	100	1,933	228,525
FGR	400	55	220	26,009
FOP	42	30	13	1,537
PTO	219	5	11	1,300
TOTALS	2,594		2,177	257,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,177	113.8368	142.30	309,787	1991	1991	0	0	0	16.92	83.08

1 SNGL FAM – 100% - 1992 Heated Area: 1933 HX Base Yr 1992



993 OCEAN BLUFF DR, FERNANDINA BEACH

BLD DATE	03/20/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		257,371
TOTAL MARKET OB/XF VALUE		4,765
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		537,136
SOH/AGL Deduction		346,281
ASSESSED VALUE		190,855
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		140,855
TOTAL JUST VALUE		537,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002645	REPAIR/RRF	12,522	04/04/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0632/0348	7/26/1991	WD	Q	I		124,000
GRANTOR: CRISP-LINGERFELT CO						
GRANTEE: BURNS GREGORY ALAN						
0622/0034	3/19/1991	WD	Q	V		31,000
GRANTOR: CHAMPION THOMAS & T						
GRANTEE: CRISP-LINGERFELT CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N10 W15 PTO=[YR=1993] W7 S4 L6 D6 W12 S7 E18 N4 R3 U3 E4 N10$ S10 W4 D3 L3 S4 W23 S17 E2 S15 E16 FOP=[YR=1993] E6 N7 W6 S7 $ N7 E6 S5 E12 FGR=[YR=1993] S15 E20 N20 W20 S5 $ N5 E20 N32 $.

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	1991	1991	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	718.00	SF	5.20	5.20	100	1991	1991	3	62	2,315	

LAND DESCRIPTION

TOTAL OB/XF 4,765

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 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS