



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,097	100	2,097	288,672
FGR	427	55	235	32,350
FOP	38	30	11	1,514
FSP	280	40	112	15,417

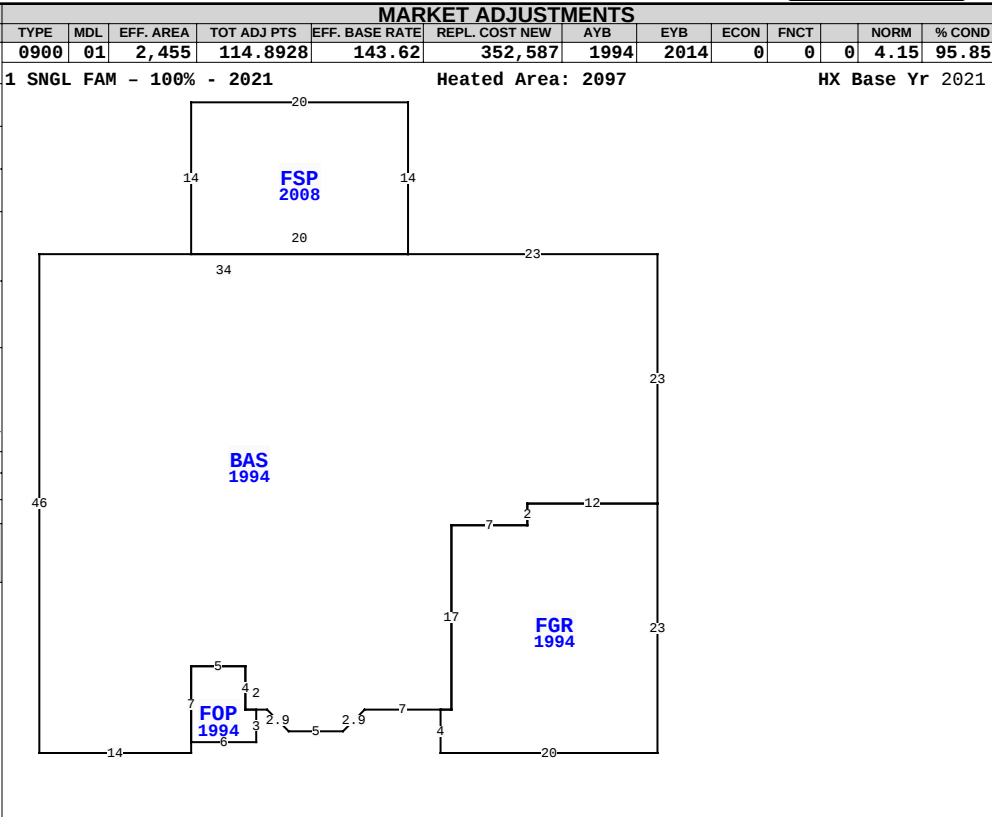
TOTALS	2,842		2,455	337,955
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EXTRA FEATURES

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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0855	CONC PAVER	0 100	0	0	805.00	SF	10.00	10.00	100	2006	2006	3	87	7,004	
3	0855	CONC PAVER	0 100	20	8	160.00	SF	10.00	10.00	100	2006	2006	3	87	1,392	

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	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							



BLD DATE	04/09/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

991 OCEAN BLUFF DR, FERNANDINA BEACH

TOTAL OB/XF															11,056
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		337,955
TOTAL MARKET OB/XF VALUE		11,056
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		624,011
SOH/AGL Deduction		154,698
ASSESSED VALUE		469,313
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		419,313
TOTAL JUST VALUE		624,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161472	KITREMOD	30,129	05/26/2016
20100045	H/AC	3,000	01/12/2010
20071551	XFOB	6,200	08/20/2007
8029	NEW CONSTR	87,045	12/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2343/1876	2/26/2020	WD	Q	I	02	543,800
GRANTOR: GUZMAN EDUARDO J & DA						
GRANTEE: MARSDEN KIMBERLYANN						
2047/1399	5/20/2016	WD	Q	I	01	409,000
GRANTOR: NATRILLO RALPH J JR &						
GRANTEE: GUZMAN EDUARDO J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W23 FSP=[YR=2008] N14 W20 S14 E20\$ W34 S46 E14
N1 FOP=[YR=1994] E6 N3 W1 N4 W5 S7\$ N7 E5 S4 E2 R2 D2 E5
U2 R2 E7 FGR=[YR=1994] S4 E20 N23 W12 S2 W7 S17 W1\$ E1 N17
E7 N2 E12 N23\$.