LOT 6
IN OR 869/1770
OCEAN SOUND PB 5/295

DENNIS LAVOY R
989 OCEAN BLUFF DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-155S-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

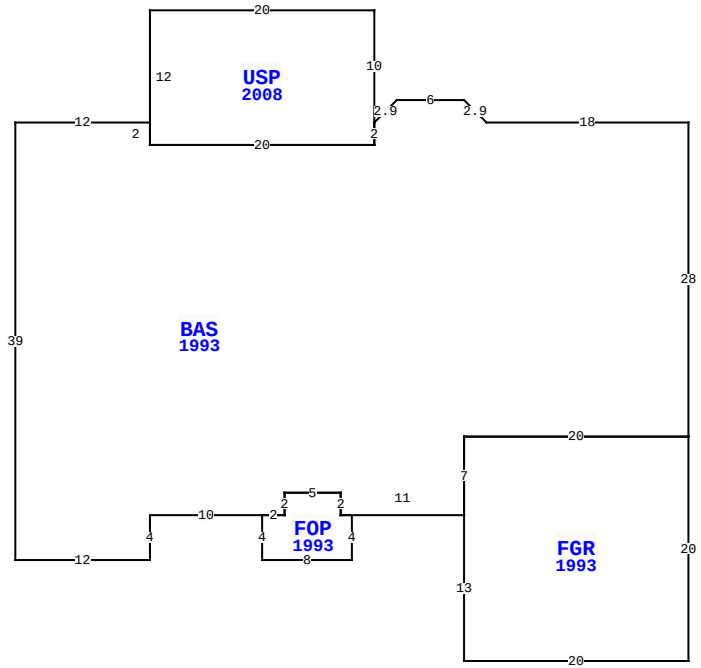
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,974	100	1,974	253,916
FGR	400	55	220	28,298
FOP	42	30	13	1,672
USP	240	30	72	9,261
TOTALS	2,656		2,279	293,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,279	119.6580	149.57	340,870	1991	1995	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2000 Heated Area: 1974 HX Base Yr 2000



989 OCEAN BLUFF DR, FERNANDINA BEACH

BLD DATE	03/25/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		293,148
TOTAL MARKET OB/XF VALUE		7,558
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		575,706
SOH/AGL Deduction		346,879
ASSESSED VALUE		228,827
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,827
TOTAL JUST VALUE		575,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111330	H/AC	1,495	08/09/2011
20091104	REPAIR/RRF	7,000	08/21/2009
6710	NEW CONSTR	82,000	08/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0869/1770	2/26/1999	WD	Q	I		176,000
GRANTOR: CORY VIRGINIA P TRUST						
GRANTEE: DENNIS JAMES N & LA						
0706/1454	6/10/1994	WD	Q	I		145,000
GRANTOR: ROBBINS M D & BETTYE						
GRANTEE: CORY VIRGINIA LIV T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 L2 U2 W6 D2 L2 USP=[YR=2008] N10 W20 S12 E20 N2$ S2 W20 N2 W12 S39 E12 N4 E10 FOP=[YR=1993] S4 E8 N4 W1 N2 W5 S2 W2$ E2 N2 E5 S2 E11 FGR=[YR=1993] S13 E20 N20 W20 S7$ N7 E20 N28 $.

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	0810	CONCRETE A	0	100	0	0	892.00	SF	6.50	6.50	100	1991	1991	3	62	3,595	
3	0830	FLAGSTONE	0	100	13	5	65.00	SF	12.00	12.00	100	2011	2011	3	92	718	
4	1242	WD DECK A	0	100	0	0	159.00	SF	10.00	10.00	100	2011	2011	3	50	795	

LAND DESCRIPTION

TOTAL OB/XF 7,558

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS