LOT 16
IN OR 1871/73
OCEAN SOUND PB 5/295

KING ADAM A & CHRISTINA M
988 OCEAN OVERLOOK DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-155S-0016-0000

BUILDING CHARACTERISTICS

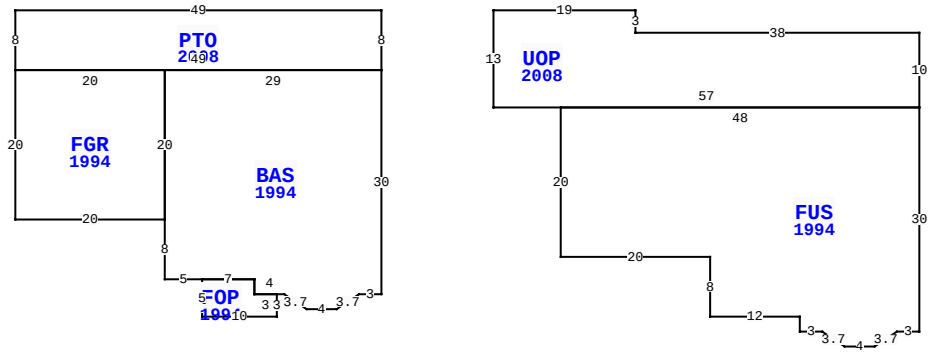
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	860	100	860	116,943
FGR	400	55	220	29,916
FOP	44	30	13	1,767
FUS	1,230	100	1,230	167,256
PTO	392	5	20	2,720
UOP	627	20	125	16,997
TOTALS	3,553		2,468	335,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,468	122.9184	153.65	379,208	1994	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2016 Heated Area: 2090 HX Base Yr 2016



988 OCEAN OVERLOOK DR, FERNANDINA BEACH

BLD DATE	03/04/2014 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		335,599
TOTAL MARKET OB/XF VALUE		59,382
TOTAL LAND VALUE - MARKET		343,750
TOTAL MARKET VALUE		738,731
SOH/AGL Deduction		348,189
ASSESSED VALUE		390,542
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		340,542
TOTAL JUST VALUE		738,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		725,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200311	SWIM POOL	30,000	08/17/2020
20032303	XFOB	5,000	01/08/2003
20022106	REPAIR/RRF	1,000	12/09/2002
20022044	H/AC	1,000	11/29/2002
20022045	REMODEL	1,000	11/29/2002
20021983	REPAIR/RRF	4,000	11/19/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1871/0073	8/01/2013	WD	Q	I	01	375,000
GRANTOR: PALMER STEPHANIE H &						
GRANTEE: KING ADAM A & CHRIS						
0856/0212	11/18/1998	WD	Q	I		191,200
GRANTOR: MEADOWS JAMES C & LEI						
GRANTEE: PALMER STEPHANIE &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W49 S8 FGR=[YR=1994] S20 E20 BAS=[YR=1994] S8 E5 FOP=[YR=1994] S5 E10 N3 W3 N2 W7$ E7 S2 E4 R3 D2 E4 U2 R3 E3 N30 W29 S20$ N20 W20$ E49 N8$ PTR=E15 UOP=[YR=2008] E19 S3 E38 S10 FUS=[YR=1994] S30 W3 L3 D2 W4 U2 L3 W3 N2 W12 N8 W20 N20 E48$ W57 N13$ W15$.

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	1994	1994	3	76	2,660	
2	0810	CONCRETE A	0	100	0	0	1,376.00	SF	6.50	6.50	100	1994	1994	3	68	6,082	
3	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	1994	1994	3	68	212	
4	0810	CONCRETE A	0	100	29	9	261.00	SF	6.50	6.50	100	1996	1996	3	72	1,221	
5	0810	CONCRETE A	0	100	0	0	29.00	SF	6.50	6.50	100	1996	1996	3	72	136	
6	0855	CONC PAVER	0	100	0	0	69.00	SF	10.00	10.00	100	2010	2010	3	91	628	
7	0861	POOL GUNIT	0	100	0	0	372.00	SF	85.00	85.00	100	2021	2021	3	95	30,039	
8	0857	SANDSTONE/	0	100	0	0	1,034.00	SF	16.00	16.00	100	2021	2021	3	100	16,544	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	

LAND DESCRIPTION

TOTAL OB/XF 59,382

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	1.25	275,000.00	343,750.00	343,750							

REVIEW DATE 12/13/2022 BY TW Total Acres: 0.00 Total Land Value: 343,750 Market: 0 Agricultural: 0 Common: 343,750 PRINTED 08/06/2024 BY SYS