



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 80
Interior Floor	11	CLAY TILE 20
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.	100
Units	0	100
Occupancy	00	NONE 100

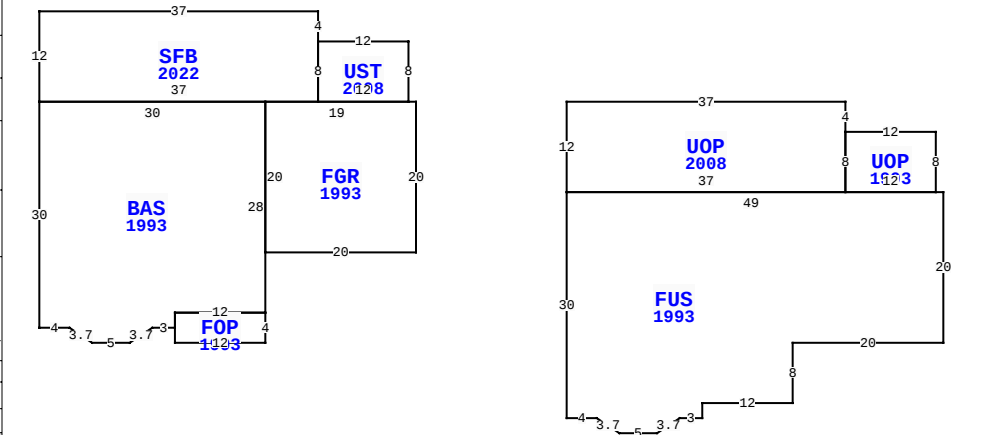
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	892	100	892	111,751
FGR	400	55	220	27,562
FOP	48	30	14	1,754
FUS	1,292	100	1,292	161,864
SFB	444	80	355	44,475
UOP	96	20	19	2,380
UOP	444	20	89	11,150
UST	96	45	43	5,387
TOTALS	3,712		2,924	366,326

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	830.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	0	0	0	66.00	SF	6.50	6.50	
4	0820	WOOD WALK	0	0	0	0	183.00	SF	11.75	11.75	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,924	111.1550	138.94	406,261	1993	2003	0	0	9.83	90.17
1 SNGL FAM - 0% - 2024 Heated Area: 2539 HX Base Yr											



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

994 OCEAN OVERLOOK DR, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										366,326	
TOTAL MARKET OB/XF VALUE										6,582	
TOTAL LAND VALUE - MARKET										343,750	
TOTAL MARKET VALUE										716,658	
SOH/AGL Deduction										0	
ASSESSED VALUE										716,658	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										716,658	
TOTAL JUST VALUE										716,658	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										700,454	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100886	H/AC	5,000	06/01/2010
20051991	REPAIR/RRF	2,000	06/14/2005
7734	NEW CONSTR	71,125	06/04/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2547/1113	3/16/2022	WD	Q	I	01	780,000			
GRANTOR:HELLER JAMES T L/E									
GRANTEE:LESZCZAK GREGORY &									
2515/0567	11/12/2021	WD	U	I	11	100			
GRANTOR:HELLER JAMES T									
GRANTEE:HELLER MICHAEL STEP									

BUILDING NOTES											
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BUILDING DIMENSIONS
FGR=[YR=1993] W1 UST=[YR=2008] N8 W12 SFB=[YR=2022] N4 W37
S12 BAS=[YR=1993] S30 E4 D2 R3 E5 U2 R3 E3 FOP=[YR=1993]
S2 E12 N4 W12 S2\$ N2 E12 N28 W30\$ E37 N8\$ S8 E12\$ W19 S20 E20
N20\$ PTR=E20 UOP=[YR=2008] E37 S4 UOP=[YR=1993] E12 S8
FUS=[YR=1993] E1 S20 W20 S8 W12 S2 W3 L3 D2 W5 U2 L3 W4
N30 E49\$ W12 N8\$ S8 W37 N12\$ W20\$.