LOT 31
OCEAN SOUND PB 5/295

REED HAROLD M JR & KELLEEN E L/E/
998 OCEAN BLUFF DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-155S-0031-0000

BUILDING CHARACTERISTICS

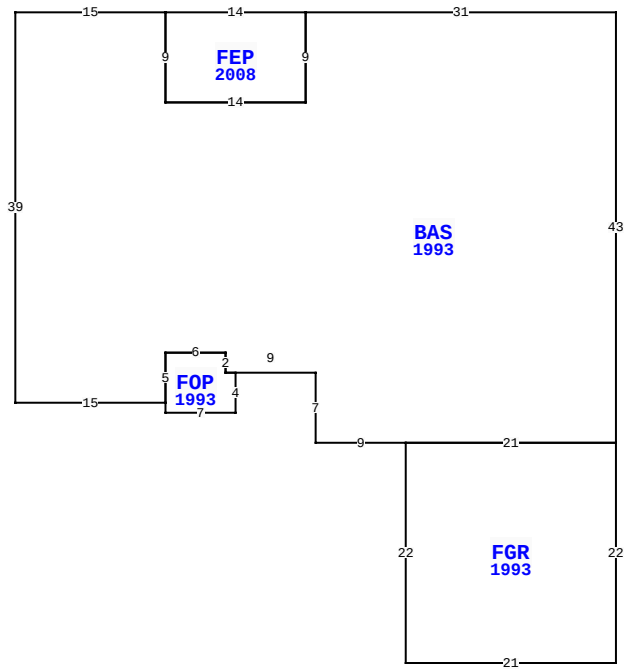
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,277	100	2,277	271,755
FEP	126	80	101	12,054
FGR	462	55	254	30,314
FOP	40	30	12	1,432
TOTALS	2,905		2,644	315,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,644	112.9920	141.24	373,439	1992	1992	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2024 Heated Area: 2277 HX Base Yr 2024



998 OCEAN BLUFF 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		315,556
TOTAL MARKET OB/XF VALUE		7,293
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		597,849
SOH/AGL Deduction		0
ASSESSED VALUE		597,849
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		547,849
TOTAL JUST VALUE		597,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7263	NEW CONSTR	100,000	08/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2656/995	7/26/2023	WD	U	I	11	100
GRANTOR: REED KELLEEN E TRUST						
GRANTEE: REED HAROLD M JR &						
2656/1758	7/26/2023	LE	U	I	11	100
GRANTOR: REED HAROLD M JR & KE						
GRANTEE: DEES JENNIFER ERIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 FEP=[YR=2008] W14 S9 E14 N9 $ S9 W14 N9 W15 S39 E15 FOP=[YR=1993] S1 E7 N4 W1 N2 W6 S5 $ N5 E6 S2 E9 S7 E9 FGR=[YR=1993] S22 E21 N22 W21 $ E21 N43 $.

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	1992	1992	3	72	2,520	
2	0811	CONCRETE B	0	100	0	0	793.00	SF	5.20	5.20	100	1992	1992	3	64	2,639	
3	0811	CONCRETE B	0	100	57	10	570.00	SF	5.20	5.20	100	1996	1996	3	72	2,134	

LAND DESCRIPTION

TOTAL OB/XF 7,293

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