



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	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

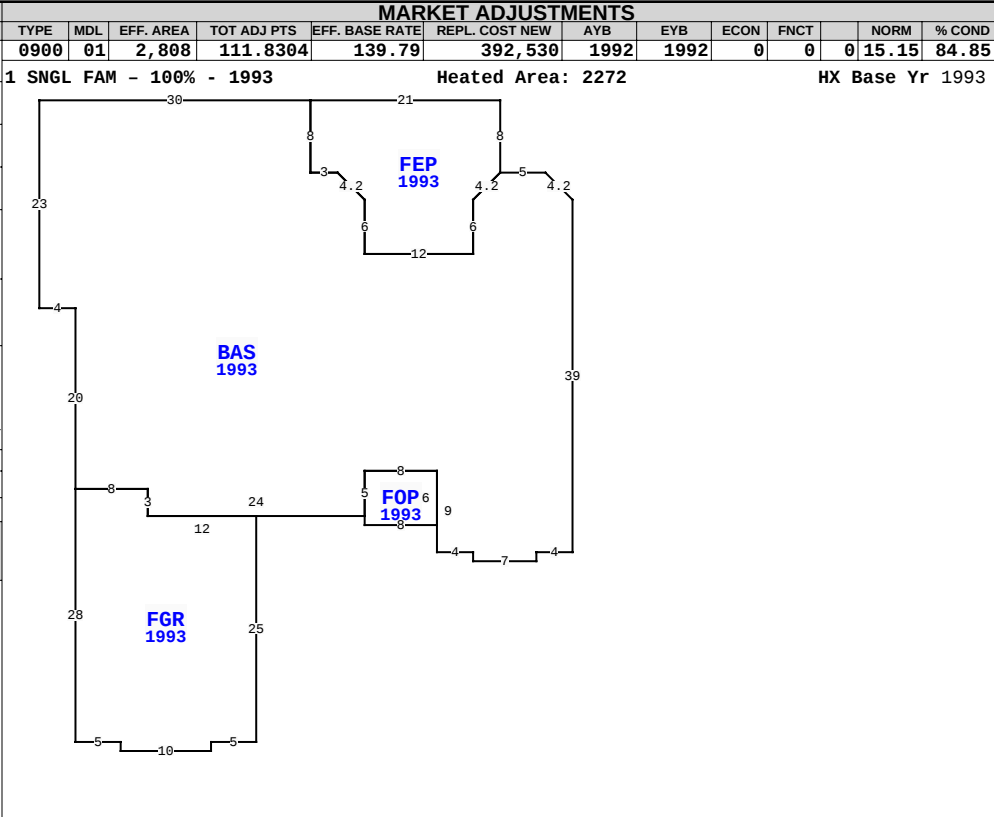
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,272	100	2,272	269,486
FEP	285	80	228	27,043
FGR	534	55	294	34,872
FOP	48	30	14	1,661
TOTALS	3,139		2,808	333,062

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	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	100	0	0	1,249.00	SF	10.00	10.00	
3	1242	WD DECK A	0	100	20	8	160.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT	



994 OCEAN BLUFF DR, FERNANDINA BEACH	BLD DATE 04/09/2014	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
13,818											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										333,062	
TOTAL MARKET OB/XF VALUE										13,818	
TOTAL LAND VALUE - MARKET										288,750	
TOTAL MARKET VALUE										635,630	
SOH/AGL Deduction										396,696	
ASSESSED VALUE										238,934	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										183,934	
TOTAL JUST VALUE										635,630	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										620,428	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200655	ADDITION	0	10/01/2020
20120943	H/AC	5,028	05/25/2012
20081441	REPAIR/RRF	12,250	09/15/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2686/1861	10/04/2023	QC	U	I	11	100			
GRANTOR: JOYCE MARGARET M									
GRANTEE: JOYCE MARGARET M									
2057/0633	7/06/2016	QC	U	I	11	100			
GRANTOR: JOYCE MARGARET M									
GRANTEE: JOYCE JOHN M & JANN									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] L3 U3 W5 FEP=[YR=1993] N8 W21 S8 E3 D3 R3 S6 E12 N6 U3 R3 \$ L3 D3 S6 W12 N6 L3 U3 W3 N8 W30 S23 E4 S20 FGR=[YR=1993] S28 E5 S1 E10 N1 E5 N25 W12 N3 W8\$ E8 S3 E24 FOP=[YR=1993] S1 E8 N6 W8 S5\$ N5 E8 S9 E4 S1 E7 N1 E4 N39\$.											