



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	2,260	100	2,260	277,498
FGR	528	55	290	35,609
FOP	24	30	7	859
FSP	296	40	118	14,489
PTO	136	5	7	859
TOTALS	3,244		2,682	329,314

L N	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	0812	CONCRETE C	0	100	0	0	1,567.00	SF	4.00	4.00	100	1994	1994	3	68	4,262	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
3	0810	CONCRETE A	0	100	0	0	123.00	SF	6.50	6.50	100	1994	1994	3	68	544	
4	0471	VINYL FNC	0	100	0	0	18.00	LF	32.00	32.00	100	2006	2006	3	69	397	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	69	207	

LAND DESCRIPTION			TOTAL OB/XF 8,070														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

MARKET ADJUSTMENTS

1 SNGL FAM - 100% - 2020

Heated Area: 2260

HX Base Yr 2020

BLD DATE 03/04/2014 KK LGL DATE
XF DATE
INC DATE
LAND DATE
AG DATE

989 OCEAN OVERLOOK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			329,314	
TOTAL MARKET OB/XF VALUE			8,070	
TOTAL LAND VALUE - MARKET			275,000	
TOTAL MARKET VALUE			612,384	
SOH/AGL Deduction			191,090	
ASSESSED VALUE			421,294	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			371,294	
TOTAL JUST VALUE			612,384	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			598,263	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081060	REPAIR/RRF	12,000	06/23/2008
20070140	XFOB	10,725	01/29/2007
8409	NEW CONSTR	90,860	06/30/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2278/0469	5/20/2019	WD	Q	I	01	455,000
GRANTOR: HAAG DETLEV & ANNETTE						
GRANTEE: PARSONS ROBERT & MI						
0826/0813	3/16/1998	WD	Q	I		162,500
GRANTOR: CRANE LAWRENCE & TERR						
GRANTEE: HAAG DETLEV & ANNET						

BUILDING NOTES																
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BUILDING DIMENSIONS

BAS=[YR=1994] W26 S17 PTO=[YR=2008] W4 S4 W26 S4

FSP=[YR=1994] S10 E14 S2 E10 R3 U3 N6 R3 U3 W30\$ E30 N8 \$

S8 D3 L3 S6 D3 L3 W10 N2 W17 S32 E17 N5 E14 FOP=[YR=1994] S1 E4 FGR=[YR=1994] S8 E24 N22 W24 S14 \$ N6 W4 S5 \$ N5 E4 N8 E24 N49 \$.