

LOT 40  
IN OR 1904/1795  
OCEAN SOUND PB 5/295

BOYER BRIAN P & PAMELA M  
991 OCEAN OVERLOOK DR  
FERNANDINA BEACH, FL 32034

2024

00-00-31-155S-0040-0000



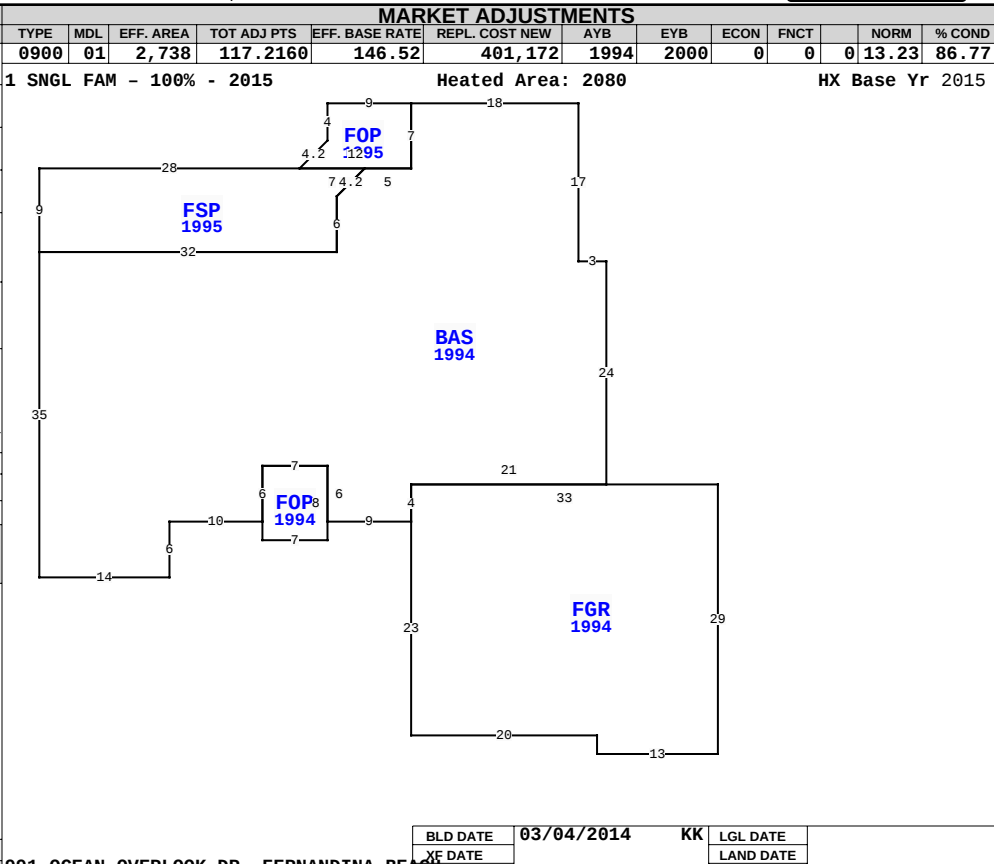
| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 16 WD FR STUC 70  |
| Exterior Wall            | 20 FACE BRICK 30  |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 70      |
| Interior Floor           | 08 SHT VINYL 30   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 3 100             |
| 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       | 2,080            | 100         | 2,080        | 264,442              |
| FGR       | 917              | 55          | 504          | 64,076               |
| FOP       | 56               | 30          | 17           | 2,161                |
| FOP       | 68               | 30          | 20           | 2,542                |
| FSP       | 293              | 40          | 117          | 14,875               |
| TOTALS    | 3,414            |             | 2,738        | 348,097              |

| EXTRA FEATURES |            |
|----------------|------------|
| L N            | OB/XF CODE |
| 1              | 0500       |
| 2              | 0861       |
| 3              | 0845       |
| 4              | 0910       |
| 5              | 0855       |
| 6              | 0855       |

| LAND DESCRIPTION |          |
|------------------|----------|
| L N              | USE CODE |
| 1                | 000134   |



| TOTAL OB/XF |            |
|-------------|------------|
| L N         | OB/XF CODE |
| 1           | 0500       |
| 2           | 0861       |
| 3           | 0845       |
| 4           | 0910       |
| 5           | 0855       |
| 6           | 0855       |

| TOTAL OB/XF |            |
|-------------|------------|
| L N         | OB/XF CODE |
| 1           | 000134     |

| NASSAU COUNTY PROPERTY    |           |
|---------------------------|-----------|
| VALUATION SUMMARY         |           |
| VALUATION BY              | STANDARD  |
| Tax Group: 2              | Tax Dist: |
| BUILDING MARKET VALUE     | 348,097   |
| TOTAL MARKET OB/XF VALUE  | 38,692    |
| TOTAL LAND VALUE - MARKET | 288,750   |
| TOTAL MARKET VALUE        | 667,539   |
| SOH/AGL Deduction         | 306,289   |
| ASSESSED VALUE            | 361,250   |
| TOTAL EXEMPTION VALUE     | 50,000    |
| BASE TAXABLE VALUE        | 311,250   |
| TOTAL JUST VALUE          | 667,539   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 652,639   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20090006   | REMODEL     | 7,000   | 01/05/2009 |
| 20081601   | REPAIR/RRF  | 11,000  | 10/22/2008 |
| 9094       | ADDITION    | 5,900   | 05/24/1995 |
| B9404      | SWIM POOL   | 9,500   | 04/28/1995 |
| 8026       | NEW CONSTR  | 103,320 | 12/13/1993 |

| SALES DATA                  |            |              |        |        |           |               |
|-----------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number        | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1904/1795                   | 2/28/2014  | WD           | Q      | I      | 02        | 385,500       |
| GRANTOR:TIMMONS REGINA G    |            |              |        |        |           |               |
| GRANTEE:BOYER BRIAN P & PAM |            |              |        |        |           |               |
| 1599/1579                   | 10/08/2008 | WD           | U      | I      | 12        | 288,800       |
| GRANTOR:BANK OF AMERICA N A |            |              |        |        |           |               |
| GRANTEE:TIMMONS REGINA G    |            |              |        |        |           |               |

| BUILDING NOTES |  |
|----------------|--|
|----------------|--|

| BUILDING DIMENSIONS                                            |  |
|----------------------------------------------------------------|--|
| BAS=[YR=1994] W3 N17 W18 FOP=[YR=1995] W9 S4 L3 D3             |  |
| FSP=[YR=1995] W28 S9 E32 N6 R3 U3 W7\$ E12 N7\$ S7 W5 D3 L3    |  |
| S6 W32 S35 E14 N6 E10 FOP=[YR=1994] S2 E7 N8 W7 S6 \$ N6 E7 S6 |  |
| E9 FGR=[YR=1994] S23 E20 S2 E13 N29 W33S4 \$ N4 E21 N24 \$ .   |  |