

RICHARDSON GUY R & GLORIA T
2108 OAK BLUFF CT
FERNANDINA BEACH, FL 32034

00-00-30-043C-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1																				
Exterior Wall	31	HARDIE BRD 60	0900		01	2,244	125.6605	EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD														
Exterior Wall	20	FACE BRICK 40	1		1 SNGL FAM - 100% - 2022										Heated Area: 1837										HX Base Yr 2022									
Roof Structur	08	IRREGULAR 100																																
Roof Cover	03	COMP SHNGL 100																																
Interior Wall	05	DRYWALL 100																																
Interior Floo	14	CARPET 70																																
Interior Floo	12	HARDWOOD 30																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms		3 100																																
Bathrooms		2 100																																
Frame	02	WOOD FRAME 100																																
Stories	1.	1. 100																																
Units	0	100																																
Occupancy	00	NONE 100																																
Quality			06	Quality Level 06																														
DOR CODE			0100	SINGLE FAMILY																														
MAP NUM			MKT AREA														02																	
NEIGHBORHOOD/LOC			2008.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,837	100	1993	1,837	287,335																													
FGR	622	55	1993	342	53,495																													
FOP	42	30	1993	13	2,033																													
FOP	175	30	1993	52	8,133																													
TOTALS			2,676															2,244	350,996															
EXTRA FEATURES			2108 OAK BLUFF CT, FERNANDINA BEACH																															
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310																			
2	0810	CONCRETE A	0 100	0	0	901.00	SF	3.90	3.90	100	1990	1990	3	57	2,003																			
3	0810	CONCRETE A	0 100	55	3	165.00	SF	6.50	6.50	100	1990	1990	3	57	611																			
4	0810	CONCRETE A	0 100	0	0	326.00	SF	6.50	6.50	100	1993	1993	3	64	1,356																			
5	0861	POOL GUNIT	0 100	0	0	360.00	SF	85.00	85.00	100	2020	2020	3	90	27,540																			
6	0855	CONC PAVER	0 100	0	0	500.00	SF	10.00	10.00	100	2020	2020	3	98	4,900																			
7	0350	CARPORT WD	0 100	0	0	144.00	SF	13.00	13.00	100	2020	2020	3	86	1,610																			
TOTAL OB/XF 40,330																																		
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000																	
REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS																																		