LOT 19
IN OR 2029/1462
OAK RIDGE #3 PB5/220

HOWELL DIANE M
2112 OAK BLUFF CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-043C-0019-0000

BUILDING CHARACTERISTICS

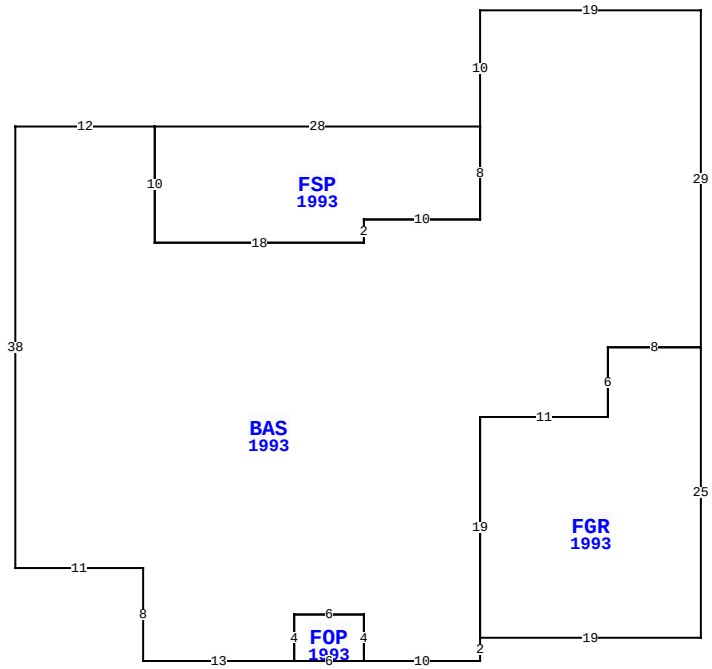
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,085	100	1993	2,085	278,729
FGR	409	55	1993	225	30,079
FOP	24	30	1993	7	936
FSP	260	40	1993	104	13,903
TOTALS	2,778			2,421	323,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,421	120.1382	158.58	383,922	1991	1991	0	0	0	15.70	84.30

1 SNGL FAM – 100% - 2019 Heated Area: 2085 HX Base Yr 2019



BLD DATE	03/27/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

2112 OAK BLUFF CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		323,646
TOTAL MARKET OB/XF VALUE		4,753
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		528,399
SOH/AGL Deduction		270,707
ASSESSED VALUE		257,692
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,970
TOTAL JUST VALUE		528,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011093	REMODEL MASTER BA	80,000	09/30/2024
7037	NEW CONSTR	76,097	03/06/1991
6626	NEW CONSTR	73,097	07/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2029/1462	2/12/2016	WD	Q	I	01	310,000
GRANTOR: RICHARDSON JOHN & REB						
GRANTEE: HOWELL DIANE M						
1476/0173	2/02/2007	WD	Q	I		285,000
GRANTOR: SCARTH FRANCES M						
GRANTEE: RICHARDSON JOHN & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 S10 FSP=[YR=1993] W28 S10 E18 N2 E10 N8 $ S8 W10 S2 W18 N10 W12 S38 E11 S8 E13 FOP=[YR=1993] E6 N4 W6 S4 $ N4 E6 S4 E10 N2 FGR=[YR=1993] E19 N25 W8 S6 W11 S19 $ N19 E11 N6 E8 N29 $.

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	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	646.00	SF	5.20	5.20	100	1991	1991	3	59.5	1,999	
3	0810	CONCRETE A	0	100	0	0	80.00	SF	6.50	6.50	100	1997	1997	3	72	374	

LAND DESCRIPTION

TOTAL OB/XF 4,753

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	RES	100	0006	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 12/01/2024 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS