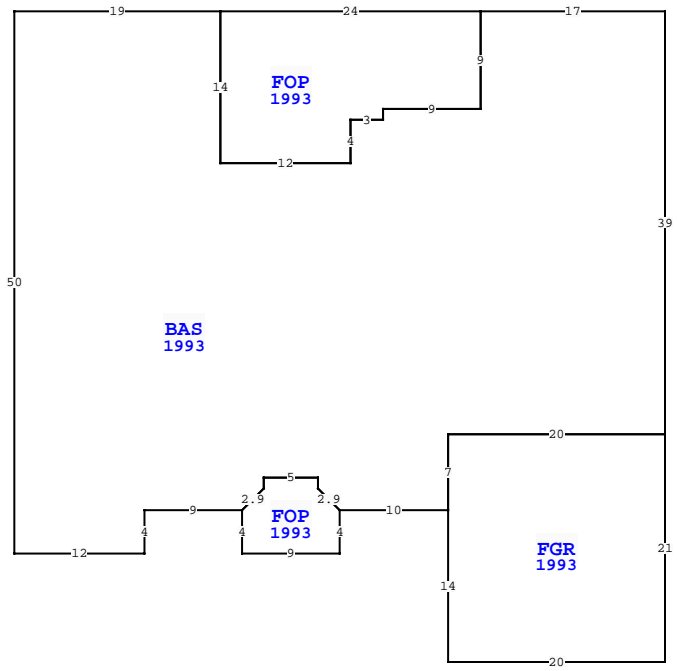


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	YEAR
BAS	2,370	100	1993
FGR	420	55	1993
FOP	55	30	1993
FOP	279	30	1993
TOTALS	3,124		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,701	122.3904	161.56	436,374	1992	1995	0	0	14.50	85.50
1 SNGL FAM - 100% - 2009 Heated Area: 2370 HX Base Yr 2009											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			373,100
TOTAL MARKET OB/XF VALUE			22,383
TOTAL LAND VALUE - MARKET			405,000
TOTAL MARKET VALUE			800,483
SOH/AGL Deduction			473,909
ASSESSED VALUE			326,574
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			275,852
TOTAL JUST VALUE			800,483
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			653,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121294	H/AC	4,700	06/29/2012
20120275	REPAIR/RRF	6,000	02/21/2012
20051258	REMODEL	5,000	02/16/2005
20051247	GAS	1,000	02/15/2005
20042257	ELEC OTHER	2,000	12/03/2004
20041600	SWIM POOL	39,000	09/03/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2785/499	4/24/2025	WD Q	Q	I	01	890,600
GRANTOR: FULLER JOSEPH B JR &						
GRANTEE: TWER JOSEPH R REVOC						
1557/1119	3/26/2008	WD Q	Q	I		499,900
GRANTOR: EARHART KENNETH O & C						
GRANTEE: FULLER JOSEPH B JR						

EXTRA FEATURES																
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	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0810	CONCRETE A	0	100	4	208.00	SF	6.50	6.50	100	1992	1992	3	62	838	
3	0810	CONCRETE A	0	100	0	1,207.00	SF	6.50	6.50	100	1992	1992	3	62	4,864	
4	0861	POOL GUNIT	0	100	0	140.00	SF	85.00	85.00	100	2005	2005	3	36	4,284	
5	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	22	220	
6	0910	SCRN RM L	0	100	30	570.00	SF	15.00	15.00	100	2005	2005	3	22	1,881	
7	0855	CONC PAVER	0	100	0	665.00	SF	10.00	10.00	100	2005	2005	3	84	5,586	
8	0871	POOL HTR R	0	100	0	1.00	UT	4,000.00	4,000.00	100	2005	2005	3	22	880	
9	0962	SKYLIGHT	0	100	0	3.00	UT	500.00	500.00	100	2012	2012	3	92	1,380	
TOTAL OB/XF															22,383	

BUILDING NOTES														
999 OCEAN BLUFF DR, FERNANDINA BEACH														

BUILDING DIMENSIONS														
BAS=[YR=1993] W17 FOP=[YR=1993] W24 S14 E12 N4 E3N1 E9 N9\$ S9 W9 S1 W3 S4 W12 N14 W19 S50 E12 N4 E9 FOP=[YR=1993] S4 E9 N4 L2 U2 N1W5 S1 D2 L2 \$ R2 U2 N1 E5 S1 D2 R2 E10 FGR=[YR=1993] S14 E20 N21 W20 S7\$ N7E20 N39\$.														

LAND DESCRIPTION															TOTAL OB/XF									
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	405,000.00	405,000.00	405,000							