LOT 5
OCEAN SOUND PB 5/295

MARSDEN KIMBERLYANN
991 OCEAN BLUFF DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-155S-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

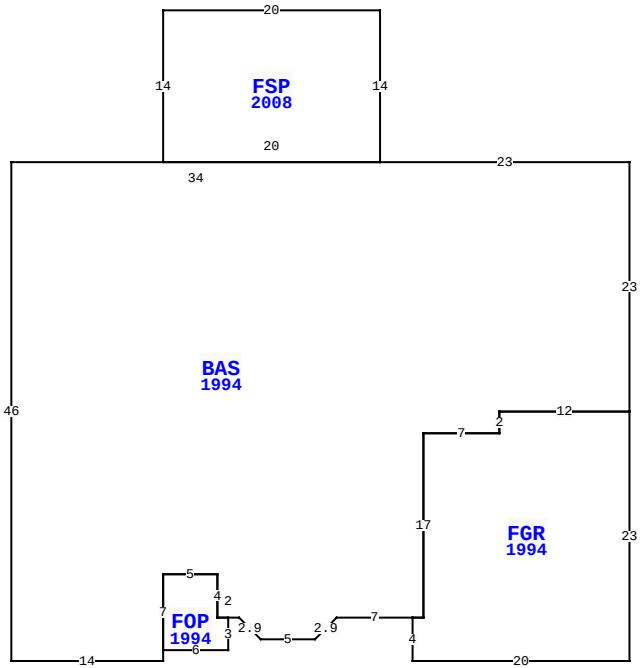
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,097	100	1994	2,097	303,243
FGR	427	55	1994	235	33,983
FOP	38	30	1994	11	1,590
FSP	280	40	2008	112	16,196
TOTALS	2,842			2,455	355,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,455	114.8928	151.66	372,325	1994	2014	0	0	0	4.65	95.35

1 SNGL FAM – 100% - 2021 Heated Area: 2097 HX Base Yr 2021



991 OCEAN BLUFF DR, FERNANDINA BEACH

BLD DATE	04/09/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/06/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		355,012
TOTAL MARKET OB/XF VALUE		10,889
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		770,901
SOH/AGL Deduction		287,978
ASSESSED VALUE		482,923
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		432,201
TOTAL JUST VALUE		770,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161472	KITREMOD	30,129	05/26/2016
20100045	H/AC	3,000	01/12/2010
20071551	XFOB	6,200	08/20/2007
8029	NEW CONSTR	87,045	12/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2343/1876	2/26/2020	WD	Q	I	02	543,800
GRANTOR: GUZMAN EDUARDO J & DA						
GRANTEE: MARSDEN KIMBERLYANN						
2047/1399	5/20/2016	WD	Q	I	01	409,000
GRANTOR: NATRILLO RALPH J JR &						
GRANTEE: GUZMAN EDUARDO J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W23 FSP=[YR=2008] N14 W20 S14 E20$ W34 S46 E14 N1 FOP=[YR=1994] E6 N3 W1 N4 W5 S7$ N7 E5 S4 E2 R2 D2 E5 U2 R2 E7 FGR=[YR=1994] S4 E20 N23 W12 S2 W7 S17 W1$ E1 N17 E7 N2 E12 N23$.

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	1994	1994	3	74	2,590	
2	0855	CONC PAVER	0	100	0	0	805.00	SF	10.00	10.00	100	2006	2006	3	86	6,923	
3	0855	CONC PAVER	0	100	20	8	160.00	SF	10.00	10.00	100	2006	2006	3	86	1,376	

LAND DESCRIPTION

TOTAL OB/XF 10,889

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	405,000.00	405,000.00	405,000							

REVIEW DATE 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS