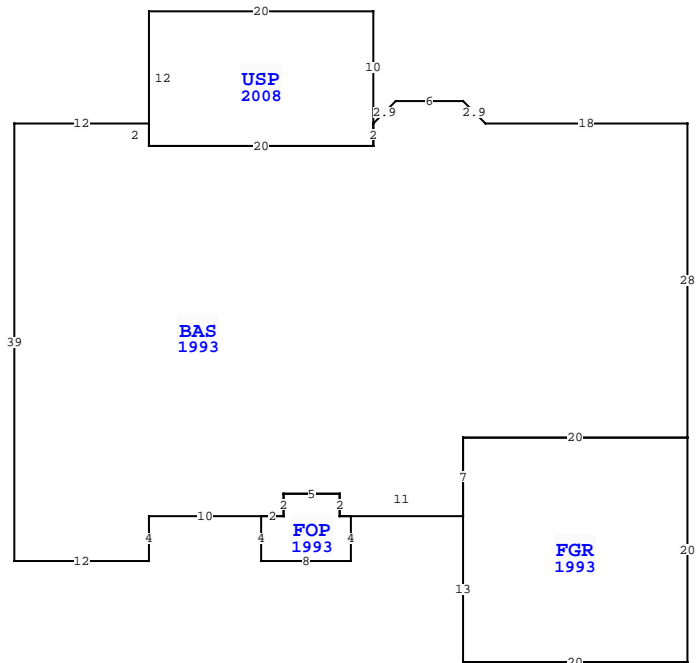


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	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	1,974	100	1993
FGR	400	55	1993
FOP	42	30	1993
USP	240	30	2008
TOTALS	2,656		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,279	119.6580	157.95	359,968	1991	1995	0	0	14.50	85.50
1 SNGL FAM - 100% - 2000 Heated Area: 1974 HX Base Yr 2000											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			307,773
TOTAL MARKET OB/XF VALUE			7,256
TOTAL LAND VALUE - MARKET			405,000
TOTAL MARKET VALUE			720,029
SOH/AGL Deduction			484,566
ASSESSED VALUE			235,463
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			184,741
TOTAL JUST VALUE			720,029
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			575,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111330	H/AC	1,495	08/09/2011
20091104	REPAIR/RRF	7,000	08/21/2009
6710	NEW CONSTR	82,000	08/22/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0869/1770	2/26/1999	WD Q	Q	I		176,000
GRANTOR: CORY VIRGINIA P TRUST						
GRANTEE: DENNIS JAMES N & LA						
0706/1454	6/10/1994	WD Q	Q	I		145,000
GRANTOR: ROBBINS M D & BETTYE						
GRANTEE: CORY VIRGINIA LIV T						

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	1991	1991	3	68	2,380	
2	0810	CONCRETE A	0	100	0	892.00	SF	6.50	6.50	100	1991	1991	3	59.5	3,450	
3	0830	FLAGSTONE	0	100	13	65.00	SF	12.00	12.00	100	2011	2011	3	91	710	
4	1242	WD DECK A	0	100	0	159.00	SF	10.00	10.00	100	2011	2011	3	45	716	
TOTALS																

989 OCEAN BLUFF DR, FERNANDINA BEACH
 BLD DATE 03/25/2015 KK LGL DATE 05/06/2025 MLU
 XF DATE INC DATE AG DATE

BUILDING NOTES														
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BUILDING DIMENSIONS
 BAS=[YR=1993] W18 L2 U2 W6 D2 L2 USP=[YR=2008] N10 W20
 S12 E20 N2\$ S2 W20 N2 W12 S39 E12 N4 E10 FOP=[YR=1993] S4 E8
 N4 W1 N2 W5 S2 W2\$ E2 N2 E5 S2 E11 FGR=[YR=1993] S13 E20 N20
 W20 S7\$ N7 E20 N28 \$.

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							