LOT 17
OCEAN SOUND PB 5/295

COSTELLO-AVRON KRISTINE &/AVRON MARK JAMES
990 OCEAN OVERLOOK DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-155S-0017-0000

BUILDING CHARACTERISTICS

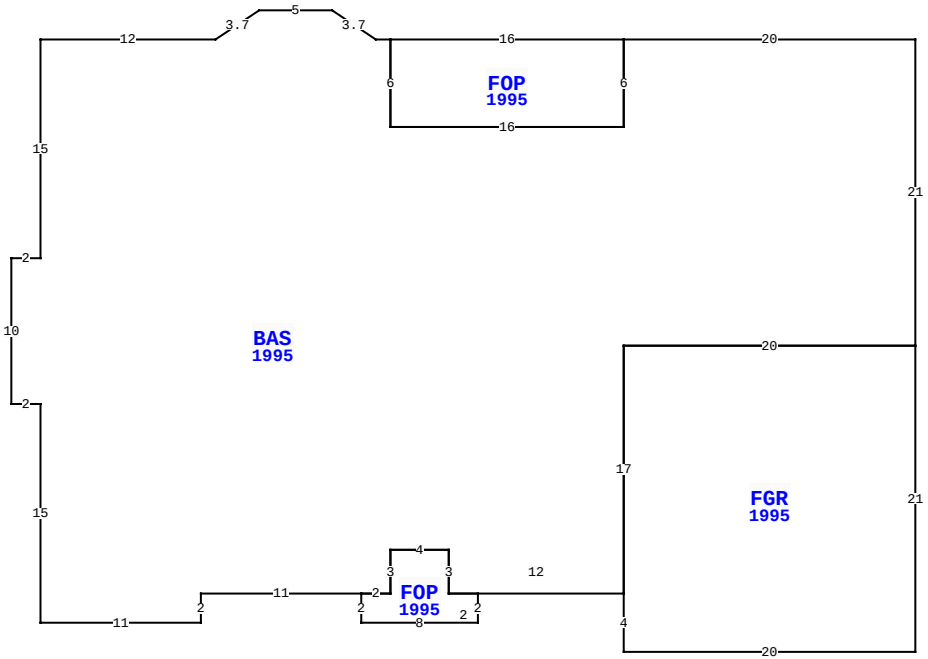
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1995	1,890	264,832
FGR	420	55	1995	231	32,368
FOP	28	30	1995	8	1,121
FOP	96	30	1995	29	4,064
TOTALS	2,434			2,158	302,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,158	120.6282	159.23	343,618	1995	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2023 Heated Area: 1890 HX Base Yr 2023



990 OCEAN OVERLOOK DR, FERNANDINA BEACH

BLD DATE	03/04/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		302,384
TOTAL MARKET OB/XF VALUE		15,311
TOTAL LAND VALUE - MARKET		506,250
TOTAL MARKET VALUE		823,945
SOH/AGL Deduction		157,875
ASSESSED VALUE		666,070
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		615,348
TOTAL JUST VALUE		823,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		647,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222535	REMODEL	40,000	10/19/2022
20081457	REPAIR/RRF	8,700	09/18/2008
B8943	NEW CONSTR	77,420	03/23/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/0084	6/30/2022	WD	Q	I	01	725,000
GRANTOR: TAYLOR MONTIE E & CHE						
GRANTEE: COSTELLO-AVRON KRIS						
0785/0386	2/19/1997	WD	Q	I		145,000
GRANTOR: KRIS EDITH R & DANIEL						
GRANTEE: TAYLOR MONTIE E & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W20 FOP=[YR=1995] W16 S6 E16 N6 $ S6 W16 N6 W1 L3 U2 W5 D2 L3 W12 S15 W2 S10 E2 S15 E11 N2 E11
FOP=[YR=1995] S2 E8 N2 W2 N3W4 S3 W2$E2 N3 E4 S3 E12
FGR=[YR=1995] S4 E20 N21 W20 S17 $ N17 E20 N21 $.

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	0812	CONCRETE C	0	100	0	0	1,109.00	SF	4.00	4.00	100	1995	1995	3	68	3,016	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
3	1076	TRELLIS A	0	100	18	7	126.00	SF	7.50	7.50	100	2010	2010	3	56	529	
4	0855	CONC PAVER	0	100	0	0	43.00	SF	10.00	10.00	100	2010	2010	3	90	387	
5	0855	CONC PAVER	0	100	0	0	872.00	SF	10.00	10.00	100	2019	2019	3	97	8,458	
6	1127	BRICK 8"	0	100	12	2	24.00	SF	11.00	11.00	100	2019	2019	3	99	261	

LAND DESCRIPTION

TOTAL OB/XF 15,311

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	1.25	405,000.00	506,250.00	506,250							

REVIEW DATE 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 506,250 Market: 0 Agricultural: 0 Common: 506,250 PRINTED 07/30/2025 BY SYS