LOT 20
IN OR 692 PG 1793
OCEAN SOUND PB 5/295

GOOCH RALPH A & LINDA K
996 OCEAN OVERLOOK DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-155S-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

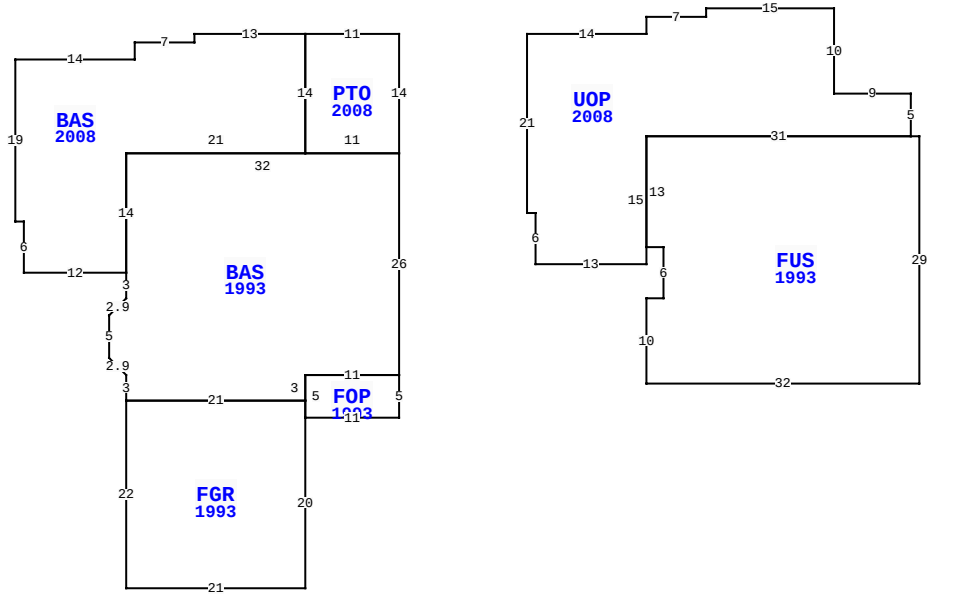
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	909	100	1993	909	130,287
BAS	603	100	2008	603	86,428
FGR	462	55	1993	254	36,406
FOP	55	30	1993	16	2,293
FUS	916	100	1993	916	131,291
PTO	154	5	2008	8	1,147
UOP	740	20	2008	148	21,213
TOTALS	3,839			2,854	409,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,854	125.5276	165.70	472,908	1993	1997	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2004 Heated Area: 2428 HX Base Yr 2004



996 OCEAN OVERLOOK DR, FERNANDINA BEACH

BLD DATE		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		409,065
TOTAL MARKET OB/XF VALUE		33,457
TOTAL LAND VALUE - MARKET		506,250
TOTAL MARKET VALUE		948,772
SOH/AGL Deduction		592,891
ASSESSED VALUE		355,881
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		305,159
TOTAL JUST VALUE		948,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		768,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070971	XFOB	4,140	06/01/2007
20061976	REMODEL	1,500	08/24/2006
20061704	ADDITION	120,000	07/18/2006
20061485	H/AC	2,500	06/28/2006
20052779	XFOB	7,000	10/04/2005
20052431	REMODEL	650	08/11/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0692/1793	11/24/1993	WD	Q	I		140,000
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: GOOCH RALPH & LINDA						
0685/0167	7/19/1993	WD	U	V	19	36,500
GRANTOR: CHAMPION THOMAS ETAL						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W11 BAS=[YR=2008] W13 S1 W7 S2 W14 S19 E1 S6 E12 BAS=[YR=1993] S3 D2 L2 S5 R2 D2 S3 FGR=[YR=1993] S22 E21 N20 FOP=[YR=1993] E11 N5 W11 S5$ N2 W21$ E21 N3 E11 N26 W32 S14$ N14 E21 N14$ S14 E11 N14$ PTR= E15 UOP=[YR=2008] E14 N2 E7 N1 E15 S10 E9 S5 FUS=[YR=1993] E1 S29 W32 N10 E2 N6 W2 N13 E31$ W31 S15 W13 N6 W1 N21$ W15 $.

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	0810	CONCRETE A	0	100	0	0	1,107.00	SF	6.50	6.50	100	1993	1993	3	64	4,605	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
3	0810	CONCRETE A	0	100	13	12	156.00	SF	6.50	6.50	100	1993	1993	3	64	649	
4	1242	WD DECK A	0	100	12	32	384.00	SF	13.50	13.50	100	1993	1993	3	20	1,037	
5	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2002	2002	3	80	312	
6	0861	POOL GUNIT	0	100	0	0	387.00	SF	85.00	85.00	100	2005	2005	3	36	11,842	
7	0911	SCRN RM A	0	100	42	27	1,134.00	SF	17.50	17.50	100	2005	2005	3	22	4,366	
8	0845	KOOL DECK	0	100	0	0	737.00	SF	7.25	7.25	100	2005	2005	3	84	4,488	
9	0855	CONC PAVER	0	100	19	8	152.00	SF	10.00	10.00	100	2006	2006	3	86	1,307	
10	0810	CONCRETE A	0	100	0	0	417.00	SF	6.50	6.50	100	2006	2006	3	86	2,331	

TOTAL OB/XF 33,457

LAND DESCRIPTION

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 01/16/2020 BY KW Total Acres: 0.00 Total Land Value: 506,250 Market: 0 Agricultural: 0 Common: 506,250 PRINTED 07/30/2025 BY SYS