



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	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	2,272	100	1993	2,272	283,474
FEP	285	80	1993	228	28,447
FGR	534	55	1993	294	36,682
FOP	48	30	1993	14	1,747
TOTALS	3,139			2,808	350,350

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	1,249.00	SF	10.00
3	1242	WD DECK A	0	100	20	8	160.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,808	111.8304	147.62	414,517	1992	1992	0	0
1 SNGL FAM - 100% - 1993									
Heated Area: 2272									
HX Base Yr 1993									
BLD DATE	04/09/2014					KK	LGL DATE		
XF DATE							LAND DATE	05/06/2025	
INC DATE							AG DATE		

994 OCEAN BLUFF DR, FERNANDINA BEACH									
TOTAL OB/XF 13,575									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					350,350				
TOTAL MARKET OB/XF VALUE					13,575				
TOTAL LAND VALUE - MARKET					425,250				
TOTAL MARKET VALUE					789,175				
SOH/AGL Deduction					543,312				
ASSESSED VALUE					245,863				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					190,141				
TOTAL JUST VALUE					789,175				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					635,630				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200655	ADDITION	0	10/01/2020
20120943	H/AC	5,028	05/25/2012
20081441	REPAIR/RRF	12,250	09/15/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2686/1861	10/04/2023	QC	U	I	11	100	
GRANTOR: JOYCE MARGARET M							
GRANTEE: JOYCE MARGARET M							
2057/0633	7/06/2016	QC	U	I	11	100	
GRANTOR: JOYCE MARGARET M							
GRANTEE: JOYCE JOHN M & JANN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] L3 U3 W5 FEP=[YR=1993] N8 W21 S8 E3 D3 R3 S6 E12 N6 U3 R3 \$ L3 D3 S6 W12 N6 L3 U3 W3 N8 W30 S23 E4 S20 FGR=[YR=1993] S28 E5 S1 E10 N1 E5 N25 W12 N3 W8\$ E8 S3 E24 FOP=[YR=1993] S1 E8 N6 W8 S5\$ N5 E8 S9 E4 S1 E7 N1 E4 N39\$.									