

LOT 40
IN OR 1904/1795
OCEAN SOUND PB 5/295

BOYER BRIAN P & PAMELA M
991 OCEAN OVERLOOK DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-155S-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,080	100	1994	2,080	277,424
FGR	917	55	1994	504	67,222
FOP	56	30	1994	17	2,267
FOP	68	30	1995	20	2,668
FSP	293	40	1995	117	15,605
TOTALS	3,414			2,738	365,187

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	0861	POOL GUNIT	0	100	0	0	322.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	526.00	SF	7.25
4	0910	SCRN RM L	0	100	20	38	821.00	SF	15.00
5	0855	CONC PAVER	0	100	0	0	1,714.00	SF	10.00
6	0855	CONC PAVER	0	100	0	0	201.00	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	2,738	117.2160	154.73	423,651	1994	2000	0	0
1 SNGL FAM - 100% - 2015									
Heated Area: 2080									
HX Base Yr 2015									
BLD DATE	03/04/2014					KK	LGL DATE		
XF DATE							LAND DATE	05/06/2025	
INC DATE							AG DATE		

991 OCEAN OVERLOOK DR, FERNANDINA BEACH									
TOTAL OB/XF									
30,355									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		365,187	
TOTAL MARKET OB/XF VALUE		30,355	
TOTAL LAND VALUE - MARKET		425,250	
TOTAL MARKET VALUE		820,792	
SOH/AGL Deduction		449,066	
ASSESSED VALUE		371,726	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		321,004	
TOTAL JUST VALUE		820,792	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		667,539	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090006	REMODEL	7,000	01/05/2009
20081601	REPAIR/RRF	11,000	10/22/2008
9094	ADDITION	5,900	05/24/1995
B9404	SWIM POOL	9,500	04/28/1995
8026	NEW CONSTR	103,320	12/13/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1904/1795	2/28/2014	WD	Q	I	02
GRANTOR: TIMMONS REGINA G					
GRANTEE: BOYER BRIAN P & PAM					
1599/1579	10/08/2008	WD	U	I	12
GRANTOR: BANK OF AMERICA N A					
GRANTEE: TIMMONS REGINA G					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W3 N17 W18 FOP=[YR=1995] W9 S4 L3 D3 FSP=[YR=1995] W28 S9 E32 N6 R3 U3 W7\$ E12 N7\$ S7 W5 D3 L3 S6 W32 S35 E14 N6 E10 FOP=[YR=1994] S2 E7 N8 W7 S6 \$ N6 E7 S6 E9 FGR=[YR=1994] S23 E20 S2 E13 N29 W33S4 \$ N4 E21 N24 \$.									