LOT 95
OTTER RUN PB 5/156

O'QUINN BRENDA J L/E/
96002 OVERLOOK CR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0095-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	08	SHT VINYL 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	03	Quality Level 03

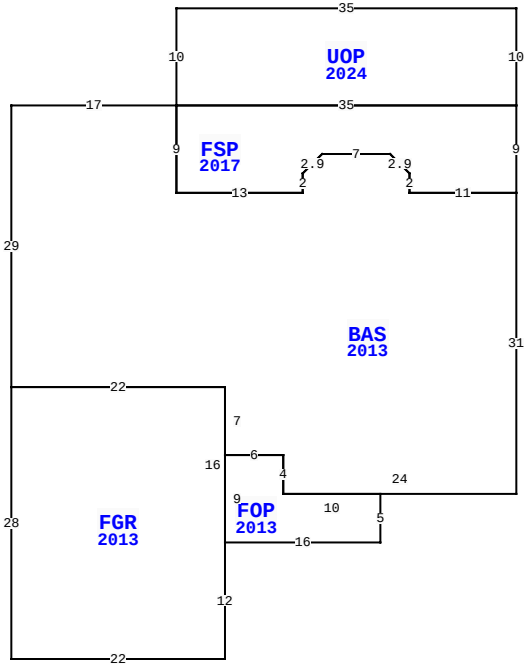
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100	2013	1,539	208,050
FGR	616	55	2013	339	45,828
FOP	104	30	2013	31	4,190
FSP	275	40	2017	110	14,870
UOP	350	20	2024	70	9,463
TOTALS	2,884			2,089	282,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,089	107.8000	142.30	297,265	2013	2013	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2014 Heated Area: 1539 HX Base Yr 2014



96002 OVERLOOK CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,402
TOTAL MARKET OB/XF VALUE		12,105
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		379,507
SOH/AGL Deduction		189,477
ASSESSED VALUE		190,030
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		134,308
TOTAL JUST VALUE		379,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327331	CO ISSUED	0	10/22/2013
N1318575	H/AC	0	07/01/2013
B1327331	NEW CONSTR	185,638	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/0461	11/23/2021	LE	U	I	11	100
GRANTOR: O'QUINN BRENDA J						
GRANTEE: O'QUINN JOHNNY B &						
1888/1419	11/07/2013	WD	Q	I	01	148,400
GRANTOR: PICKETT MATT S JR						
GRANTEE: O'QUINN JOHNNY J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=-35,0] W17 S29 E22 S7 E6 S4 E24 N31 W11 N2 U2L2 W7 D2L2 S2 W13 N9 $
FGR=[YR=2013;ORIG=-52,29] S28 E22 N12 N16 W22 $
FSP=[YR=2017;ORIG=0,0] W35 S9 E13 N2 U2R2 E7 D2R2 S2 E11 N9 $
FOP=[YR=2013;ORIG=-30,45] E16 N5 W10 N4 W6 S9 $
UOP=[YR=2024;ORIG=0,0] W35 N10 E35 S10 $
.

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	863.00	SF	6.50	6.50	100	2013	2013	3	93	5,217	
2	0855	CONC PAVER	0	100	0	0	1,058.00	SF	7.00	7.00	100	2013	2013	3	93	6,888	

LAND DESCRIPTION

TOTAL OB/XF 12,105

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	000134	C	RES POND	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/18/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS