

**JONES HOEL E & KAREN A/
96008 OVERLOOK CIR
FERNANDINA BEACH, FL 32034**

40-2N-28-1590-0096-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 31										0900 01 2,064 113.1900 149.41 308,382 2018 2018 0 0 2.50 97.50										Tax Group: 4 Tax Dist:									
Roof Structur 03										1 SNGL FAM - 100% - 2022 Heated Area: 1680 HX Base Yr 2022										BUILDING MARKET VALUE 308,672									
Roof Cover 05																				TOTAL MARKET OB/XF VALUE 22,425									
Interior Wall 03																				TOTAL LAND VALUE - MARKET 85,000									
Interior Floo 11																				TOTAL MARKET VALUE 408,097									
Interior Floo 14																				SOH/AGL Deduction 132,351									
Air Condition 03																				ASSESSED VALUE 275,746									
Heating Type 04																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms																				BASE TAXABLE VALUE 225,024									
Bathrooms																				TOTAL JUST VALUE 408,097									
Frame																				NCON VALUE 0									
Stories																				INCOME VALUE									
Units																				PREVIOUS YEAR MKT VALUE 392,165									
Occupancy																													
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 1,680 100 2018 1,680 244,734																													
FGR 464 55 2018 255 37,148																													
FOP 18 30 2018 5 728																													
FOP 102 30 2018 31 4,516																													
FSP 204 40 2018 82 11,946																													
PTO 217 5 2018 11 1,603																													
TOTALS 2,685																													
EXTRA FEATURES										96008 OVERLOOK CIR, FERNANDINA BEACH																			
L N 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 0811 CONCRETE B 0 100 0 0 1,344.00 SF 5.20 5.20 100 1994 1994 3 66 4,613																													
2 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2018 2018 3 98 3,430																													
3 0861 POOL GUNIT 0 100 28 16 448.00 SF 85.00 85.00 100 2000 2000 3 23 8,758																													
4 0845 KOOL DECK 0 100 0 0 795.00 SF 7.25 7.25 100 2000 2000 3 77 4,438																													
5 0877 JACUZZI 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 2000 2000 3 20 200																													
6 0479 VF PICKET 0 100 0 0 90.00 LF 10.00 10.00 100 2005 2005 3 64 576																													
7 0476 VF 6 SBPL 0 100 0 0 20.00 LF 32.00 32.00 100 2005 2005 3 64 410																													
LAND DESCRIPTION										TOTAL OB/XF 22,425																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 RS-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									