

LEVITT MARTIN J & DONNA C
2117 OAK BLUFF COURT
FERNANDINA BEACH, FL 32034

00-00-30-043C-0013-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY		PAGE 1 of 1																																																																																																																															
Exterior Wall		05		AVERAGE 100		0900		01		2,323		123.4065		171.54		398,487		1990		1990		0		0		0		16.00		84.00		8																																																																																																																															
Roof Structur		08		IRREGULAR 100		1		SNGL FAM		100%		- 2021		Heated Area: 1848		HX Base Yr 2021																																																																																																																																															
Roof Cover		03		COMP SHNGL 100																																																																																																																																																											
Interior Wall		05		DRYWALL 100																																																																																																																																																											
Interior Floo		12		HARDWOOD 50																																																																																																																																																											
Interior Floo		14		CARPET 50																																																																																																																																																											
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		06		Quality Level 06																																																																																																																																																											
DOR CODE		0100		SINGLE FAMILY																																																																																																																																																											
MAP NUM				MKT AREA																																																																																																																																																											
NEIGHBORHOOD/LOC				2008.00																																																																																																																																																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																																																																																																																																					
BAS		1,848		100		1993		1,848		266,285																																																																																																																																																					
FGR		559		55		1993		307		44,237																																																																																																																																																					
FOP		261		30		1993		78		11,239																																																																																																																																																					
FSP		170		40		1993		68		9,799																																																																																																																																																					
FSP		56		40		2011		22		3,170																																																																																																																																																					
TOTALS		2,894						2,323		334,729																																																																																																																																																					
EXTRA FEATURES										2117 OAK BLUFF CT, FERNANDINA BEACH										BLD DATE										LGL DATE										04/28/2026										MLU																																																																																																													
																				XF DATE										LAND DATE																																																																																																																																	
																				INC DATE										AG DATE																																																																																																																																	
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										0500										FP-PRE FAB										0 100										0 0										1.00										UT										3,500.00										3,500.00										100										1990										1990										3										64										2,240																			
3										1242										WD DECK A										0 100										0 0										503.00										SF										10.00										10.00										100										2007										2007										3										24										1,207																			
6										0911										SCRN RM A										0 100										18 14										252.00										SF										18.00										18.00										100										2026										2025										100										4,536																													