

LOT 14
IN OR 1740/1703
OAK RIDGE #3 PB5/220

DUNN PAUL M/MAZZUCCO CHRISTINE E
2111 OAK BLUFF CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-043C-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		02
NEIGHBORHOOD/LOC	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,814	100	1993	1,814	270,099
FGR	465	55	1993	256	38,117
FOP	82	30	1993	25	3,723
FSP	178	40	1993	71	10,571
TOTALS	2,539			2,166	322,511

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
5	1242	WD DECK A	0	100	24	20	480.00	SF	4.00
9	1243	WD DECK F	0	100	6	10	60.00	SF	3.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RG-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	NORM	% COND
0900	01	2,166	123.4065	171.54	371,556	1990	1999		0	0	13.20
1 SNGL FAM 100% - 2014 Heated Area: 1814 HX Base Yr 2014											
2111 OAK BLUFF CT, FERNANDINA BEACH											

BLD DATE	03/27/2014	KK	LGL DATE	
XF DATE			LAND DATE	04/28/2026
INC DATE			AG DATE	MLU

TOTAL OB/XF											
53,662											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RG-1	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		322,511	
TOTAL MARKET OB/XF VALUE		53,662	
TOTAL LAND VALUE - MARKET		205,000	
TOTAL MARKET VALUE		581,173	
SOH/AGL Deduction		368,384	
ASSESSED VALUE		212,789	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		161,378	
TOTAL JUST VALUE		581,173	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		527,664	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218168	REPAIR/RRF	0	08/01/2021
6596	NEW CONSTR	74,697	07/11/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1740/1703	5/25/2011	TD	Q	I	01
GRANTOR: HALL DAVE T TRUSTEE					
GRANTEE: DUNN PAUL M & CHRIS					
1249/1518	8/02/2004	QC	U	I	18
GRANTOR: HALL DAVE T L/E					
GRANTEE: HALL DAVE T TRUSTEE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W13 FSP=[YR=1993] N6 W18 S10 E16 U2 R2 N2\$S2 D2 L2 W16 N4 W19 S24W2 S6 E2 S16 E11 N3 E11 FOP=[YR=1993] S2E9 FGR=[YR=1993] S6 E21 N20 W12 N6 W6 S3W3 S17\$ N10 W7 S4 W2 S4\$ N4 E2N4 E7 N7 E3 N3 E6 S6 E12 N7 W2N2 U2 R2 N4 U2 L2 N14\$.									