LOT 96
IN OR 2518/1630
OTTER RUN PB 5/156

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

2026

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

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	11	CLAY TILE 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	02	Quality Level 02

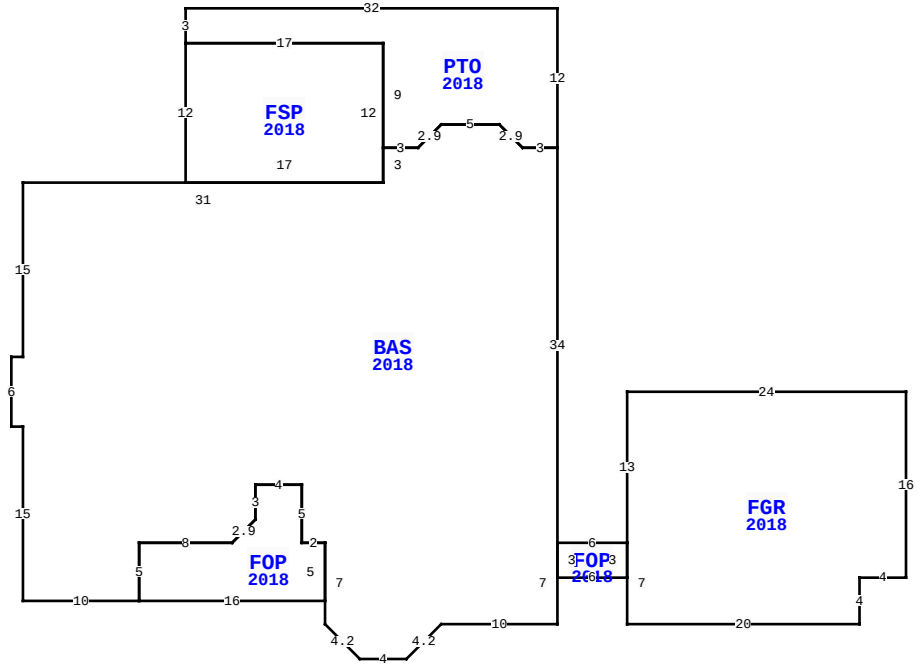
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2018	1,680	243,577
FGR	464	55	2018	255	36,972
FOP	18	30	2018	5	725
FOP	102	30	2018	31	4,495
FSP	204	40	2018	82	11,889
PTO	217	5	2018	11	1,595
TOTALS	2,685			2,064	299,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,064	107.5305	149.47	308,506	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2022 Heated Area: 1680 HX Base Yr 2022



96008 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		299,251
TOTAL MARKET OB/XF VALUE		54,395
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		438,646
SOH/AGL Deduction		155,455
ASSESSED VALUE		283,191
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		231,780
TOTAL JUST VALUE		438,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1710107	CO ISSUED	0	04/12/2018
B1710107	NEW CONSTR	224,703	11/14/2017
95-02419	SWIM POOL	16,400	11/01/1995
94-00747	NEW CONSTR	117,890	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/1630	12/03/2021	WD	Q	I	01	478,000
GRANTOR: EGAN THOMAS J JR						
GRANTEE: JONES HOEL E & KARE						
1868/1601	7/19/2013	WD	Q	I	02	191,000
GRANTOR: CUMMINGS RONALD M						
GRANTEE: EGAN THOMAS J JR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W24 S13 FOP=[YR=2018] W6 BAS=[YR=2018] N34 PTO=[YR=2018] N12 W32 S3 FSP=[YR=2018] S12 E17 N12 W17$ E17 S9 E3 U2 R2 E5 D2 R2 E3$ W3 U2 L2 W5 D2 L2 W3 S3 W31 S15 W1 S6 E1 S15 E10 FOP=[YR=2018] E16 N5 W2 N5 W4 S3 D2 L2 W8 S5$ N5 E8 U2 R2 N3 E4 S5 E2 S7 D3 R3 E4 U3 R3 E10 N7$ S3 E6 N3$ S7 E20 N4 E4 N16$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	97	3,395	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2000	2000	05	85	51,000	

LAND DESCRIPTION

TOTAL OB/XF 54,395

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	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 07/09/2026 BY SYS