

UNIT 12-C
IN OR 2003/1344
AMELIA RETREAT II

LITCHENBURG JERE E REV TRUST/LITCHENBURG ALFRED L
8030 FIRST COAST HWY #12-C
FERNANDINA BEACH, FL 32034

2023

00-00-30-0087-0012-00C0


BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
Floor		2 100	0087000		0				1983	1983	100	100	0					
Recreation	POOL	POOL 100	1 CONDO - 100% - 2016		SQFT=1826		HX Base Yr 2016											
Recreation	TENNIS CT	TENNIS CT 100																
Location	END	END 100																
View Lump	SIDE	OCEAN 100																
Balcony	FEP	FEP 100																
Parking/U/G	GARAGE	U/G GARAGE 100																
Bedrooms		3 100																
Bathrooms		3 100																
Oth Rooms		2 100																
User Def	FIREPLACE	FIREPLACE 100																
Quality			04	Quality Level 04														
DOR CODE			0400	CONDOMINIUM														
MAP NUM				MKT AREA		10												
NEIGHBORHOOD/LOC			10004.00															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE														
TOTALS			0	0														
EXTRA FEATURES			8030 FIRST COAST HWY, FERNANDINA BEACH															
L	OB/XF	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	
N	CODE																	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 5		Tax Dist:			
BUILDING MARKET VALUE		1,240,000			
TOTAL MARKET OB/XF VALUE		0			
TOTAL LAND VALUE - MARKET		0			
TOTAL MARKET VALUE		1,240,000			
SOH/AGL Deduction		518,681			
ASSESSED VALUE		721,319			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		671,319			
TOTAL JUST VALUE		1,240,000			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,119,000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2003/1344	8/07/2015	WD	U	I	11	100	
GRANTOR: HOBART RICHARD B & NA							
GRANTEE: LITCHENBURG JERE E							
1998/1521	8/07/2015	WD	Q	I	02	740,000	
GRANTOR: HOBART RICHARD B & NA							
GRANTEE: JERE L LITCHENBURG							

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION															TOTAL OB/XF										0				
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					