LOT 1
IN OR 2609/1541
ACCESS ESMT PT OR 1190/784

LASSERRE CURTISS JARED
2272 KOESTER DRIVE
HILLIARD, FL 32046-8094

2023

00-00-30-0170-0001-0000

BUILDING CHARACTERISTICS

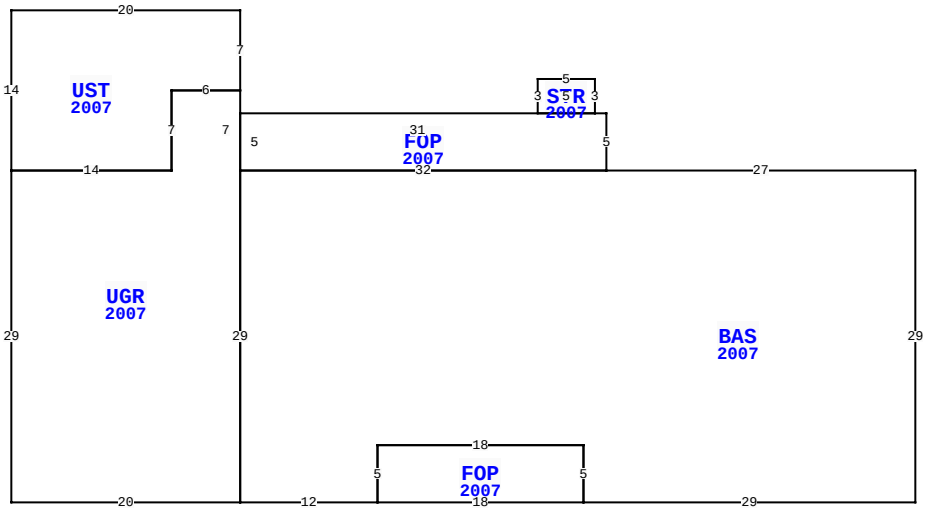
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,621	100	1,621	113,074
FOP	90	30	27	1,883
FOP	160	30	48	3,348
STR	15	10	2	139
UGR	622	45	280	19,531
UST	238	45	107	7,464
TOTALS	2,746		2,085	145,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,085	131.0000	118.23	246,510	1952	1960	0	0	0	41.00	59.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1621 HX Base Yr



2120 AMELIA RD, FERNANDINA BEACH

BLD DATE	07/02/2008 PFDJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	145,441
TOTAL MARKET OB/XF VALUE	186
TOTAL LAND VALUE - MARKET	155,200
TOTAL MARKET VALUE	300,827
SOH/AGL Deduction	0
ASSESSED VALUE	300,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,827
TOTAL JUST VALUE	300,827
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6671	CHNGE SRVC	0	05/15/1990
5737	REPAIR/RRF	2,500	05/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2610/0828	12/21/2022	SW	U	I	11	100
GRANTOR: T J OF NASSAU INC						
GRANTEE: LASSERRE CURTISS JA						
2609/1541	12/21/2022	SW	Q	I	02	325,000
GRANTOR: T J OF NASSAU INC						
GRANTEE: LASSERRE CURTISS JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W27 FOP=[YR=2007] N5 W1 STR=[YR=2007] N3W5S3E5$W31S5E32$W32 UGR=[YR=2007] N7 UST=[YR=2007] N7W20S14E14 N7E6$ W6S7W14S29E20N29$S29E12 FOP=[YR=2007] E18N5W18S5$N5E18S5E29 N29$.

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
1	0810	CONCRETE A	0	0	3	11	33.00	SF	6.50	6.50	100	1952	1952	3	20	43	
2	0810	CONCRETE A	0	0	9	7	63.00	SF	6.50	6.50	100	1980	1980	3	35	143	

LAND DESCRIPTION

TOTAL OB/XF 186

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	000100	C	SFR	0		CN	100.00	194.00	19,400.00	SF		1.00	1.00	1.00	8.00	8.00	155,200							

REVIEW DATE 01/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 155,200 Market: 0 Agricultural: 0 Common: 155,200 PRINTED 08/02/2023 BY SYS