PT LOTS 5 & 6 IN OR 1094/1179
CASHEN PARK S/D PBK 2/49

FOUNTAIN ROSALIE PEEPLES/FOUNTAIN HUBERT WAYNE ET
PO BOX 6101
FERNANDINA BEACH, FL 32035-6101

2023

00-00-30-0170-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

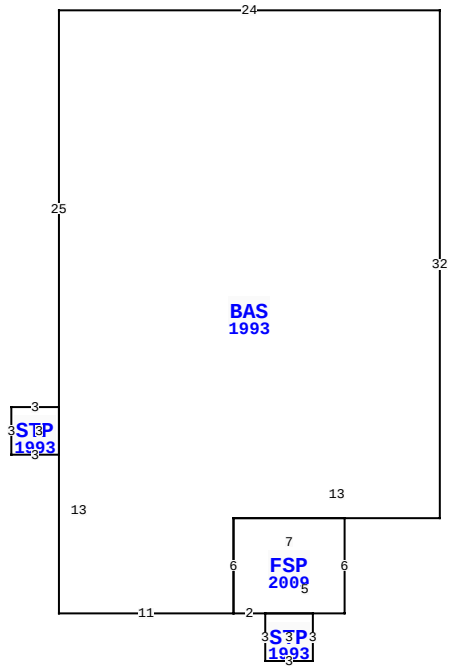
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	834	100	834	69,562
FSP	42	40	17	1,418
STP	9	10	1	83
STP	9	10	1	83
TOTALS	894		853	71,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	853	113.4000	102.34	87,296	1961	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2009 Heated Area: 834 HX Base Yr 2009



2224 AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		71,146
TOTAL MARKET OB/XF VALUE		7,958
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		139,104
SOH/AGL Deduction		70,857
ASSESSED VALUE		68,247
TOTAL EXEMPTION VALUE	HX HB	43,247
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		139,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1094/1179	11/15/2002	QC	U	I	07	100
GRANTOR: FOUNTAIN-NOLAN ROSALI						
GRANTEE: FOUNTAIN-NOLAN ROSA						
1093/0333	11/07/2002	QC	U	I	01	100
GRANTOR: FOUNTAIN-NOLAN ROSALI						
GRANTEE: FOUNTAIN-NOLAN ROSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S25 STP=[YR=1993] W3S3 E3N3$ S13 E11
FSP=[YR=2009] E2 STP=[YR=1993] S3E3N3W3$ E5 N6 W7S6$ N6 E13
N32$.

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	0510	GARAGE WD-	0	100	24	10	240.00	SF	17.50	17.50	100	1985	1985	3	20	840	
2	0510	GARAGE WD-	0	100	24	14	336.00	SF	17.50	17.50	100	1980	1980	3	20	1,176	
3	0811	CONCRETE B	0	100	53	27	1,431.00	SF	5.20	5.20	100	1985	1985	3	49.5	3,683	
4	0810	CONCRETE A	0	100	0	0	88.00	SF	6.50	6.50	100	1985	1985	3	49.5	283	
5	0810	CONCRETE A	0	100	0	0	614.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,976	

LAND DESCRIPTION

TOTAL OB/XF 7,958

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	100		RM	50.00	179.00	50.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	60,000							

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS