PT LOT 7 OF CASHEN PARK S/D
PBK 2/49 & PT LOT 51 OF
SUB OF SEC 30 PBK 1/5 IN

GENTHNER GARY & LISA L/E/
P.O. BOX 83
ROUND POND, ME 04564

2023

00-00-30-0170-0007-0010

BUILDING CHARACTERISTICS

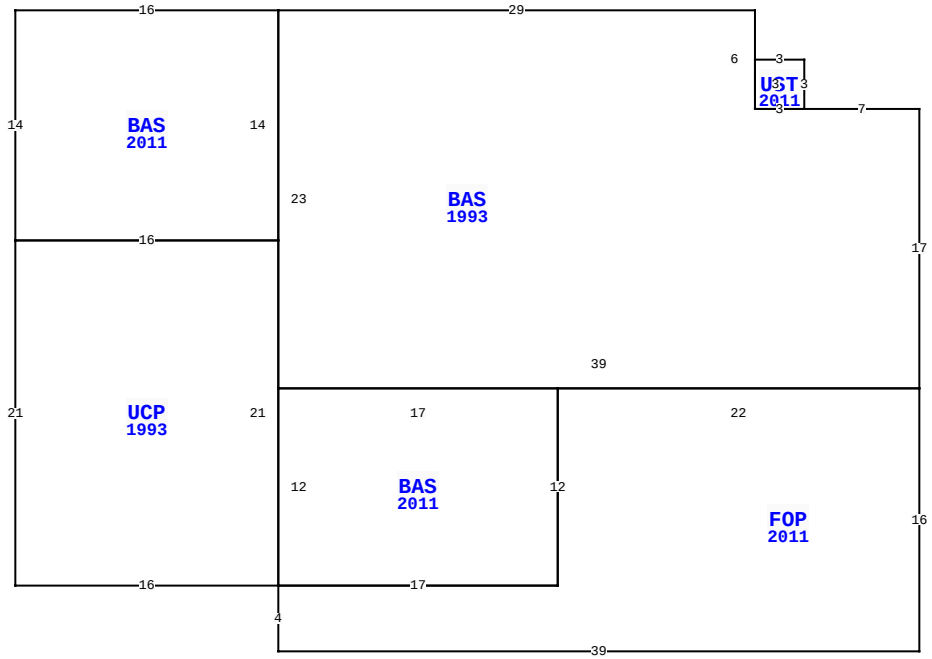
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	837	100	837	60,216
BAS	204	100	204	14,676
BAS	224	100	224	16,115
FOP	420	30	126	9,064
UCP	336	20	67	4,820
UST	9	45	4	288
TOTALS	2,030		1,462	105,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,462	99.9600	90.21	131,887	1960	1970	0	0	0	20.25	79.75

1 SINGLE FAM – 0% - 0 Heated Area: 1265 HX Base Yr



2236 AMELIA RD, FERNANDINA BEACH

BLD DATE		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	105,180
TOTAL MARKET OB/XF VALUE	8,554
TOTAL LAND VALUE - MARKET	185,400
TOTAL MARKET VALUE	299,134
SOH/AGL Deduction	0
ASSESSED VALUE	299,134
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,134
TOTAL JUST VALUE	299,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2080/0151	10/26/2016	PR	U	I	19	100
GRANTOR: CARTER CAROL P/R						
GRANTEE: GENTHER GARY & LISA						
2079/0872	10/21/2016	FJ	U	I	11	0
GRANTOR: HORRELL VICTOR C III						
GRANTEE: GENTHNER GARY & LIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 UST=[YR=2011] N3 W3 S3 E3$ W3 N6 W29 BAS=[YR=2011] W16 S14 UCP=[YR=1993] S21 E16 FOP=[YR=2011] S4 E39 N16 W22 BAS=[YR=2011] W17 S12 E17 N12$ S12 W17$ N21 W16$ E16 N14$ S23 E39 N17$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0811	CONCRETE B	0	0	0	0	1,260.00	SF	5.20	5.20	100	2001	2001	3	82	5,373	
3	0810	CONCRETE A	0	0	0	0	275.00	SF	6.50	6.50	100	2001	2001	3	82	1,466	

LAND DESCRIPTION

TOTAL OB/XF 8,554

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		RM	100.00	100.00	2.06	AC		1.00	1.00	1.00	90,000.00	90,000.00	185,400							

REVIEW DATE 02/14/2021 BY TWA Total Acres: 2.06 Total Land Value: 185,400 Market: 0 Agricultural: 0 Common: 185,400 PRINTED 08/02/2023 BY SYS