

LOT 61
IN OR 2163/614
ISLAND BLUFF SUB PB 5/92

TRAMONTANO SANDRA A
1977 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0061-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 90	0900	01	1,649	128.2089	152.25	251,060	1986	1986	0	0	16.43	83.57	STANDARD														
Exterior Wall	16	WD FR STUC 10	1 SNGL FAM - 0% - 0													Heated Area: 1396													
Roof Structur	03	GABLE/HIP 100														HX Base Yr													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
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	06	Quality Level 06																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM	MKT AREA		02																										
NEIGHBORHOOD/LOC			2009.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,396	100	1,396	177,621																									
FGR	440	55	242	30,791																									
FOP	36	30	11	1,400																									
TOTALS	1,872		1,649	209,811																									
EXTRA FEATURES			2135 EGRET LN, FERNANDINA BEACH													BLD DATE XF DATE INC DATE													
L N	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	0811	CONCRETE B	0	0	34	16	544.00	SF	5.20	5.20	100	1986	1986	3	52	1,471													
2	0810	CONCRETE A	0	0	29	3	87.00	SF	6.50	6.50	100	1986	1986	3	52	294													
3	0811	CONCRETE B	0	0	12	10	120.00	SF	5.20	5.20	100	1986	1986	3	52	324													
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170													
LAND DESCRIPTION			TOTAL OB/XF													4,259													
L N	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					
1	000100	C	SFR	0		RS-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	110,000.00	110,000.00	110,000												
REVIEW DATE 01/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS																													