

3-2N-28 PT OF LOT 4
IN OR 2654/228
EX S-3 THRU S-6

WILLIAMS CHARLES G & LAUREN B
3116 AMELIA RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044A-0004-0010

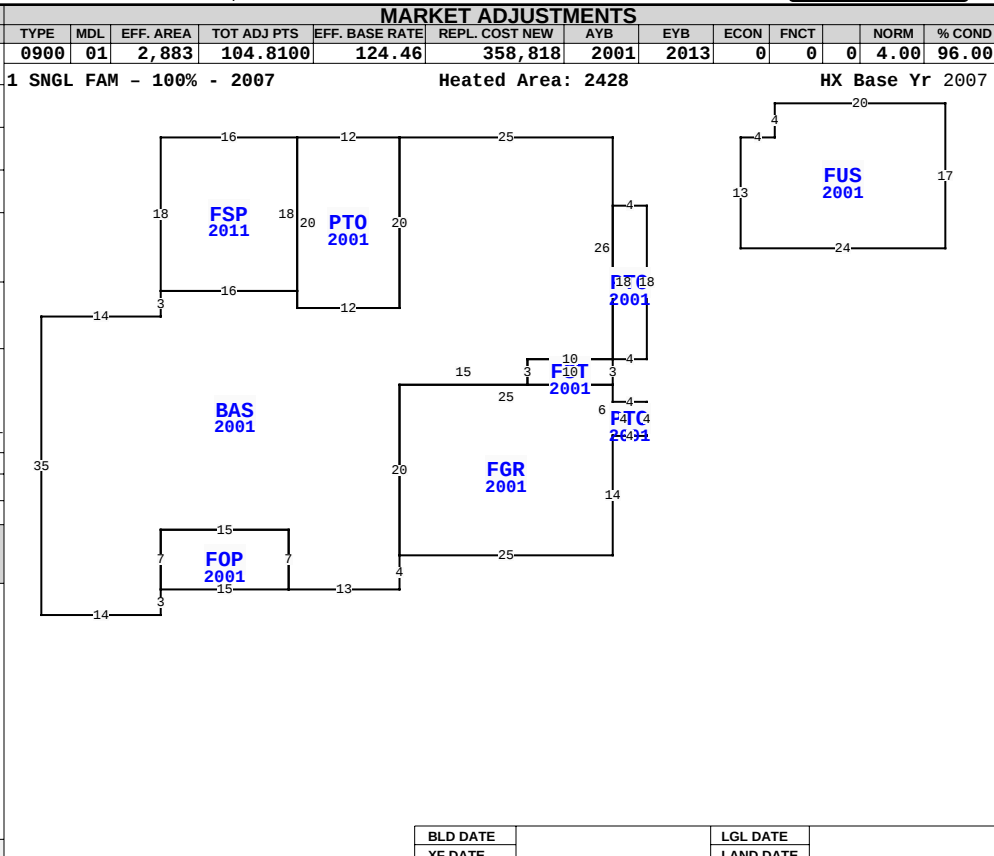


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,036	100	2,036	243,265
FGR	500	55	275	32,858
FOP	105	30	32	3,824
FSP	288	40	115	13,740
FST	30	55	16	1,911
FUS	392	100	392	46,836
PTO	16	5	1	119
PTO	72	5	4	478
PTO	240	5	12	1,434
TOTALS	3,679		2,883	344,465

EXTRA FEATURES	
L N	OB/XF CODE
1	0812 CONCRETE C
2	0810 CONCRETE A
3	0500 FP-PRE FAB
4	0861 POOL GUNIT
5	0871 POOL HTR R
6	0855 CONC PAVER
7	0855 CONC PAVER
8	0351 CARPORT MT



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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			344,465
TOTAL MARKET OB/XF VALUE			36,119
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			460,584
SOH/AGL Deduction			191,364
ASSESSED VALUE			269,220
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			219,220
TOTAL JUST VALUE			460,584
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			365,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24960	CARPORT	7,031	07/01/2011
B22364	SWIM POOL	21,500	03/01/2009
M015093	H/AC	0	06/01/2001
P014612	NEW CONSTR	0	04/01/2001
B0108068	NEW CONSTR	120,000	03/01/2001
E017859	TEMP POLE	0	03/01/2001

SALES DATA	
OFF RECORD Number	DATE
2654/228	6/22/2023
TYPE INST	Q U
WD	Q
V I	RSN CD
I	01
SALE PRICE	715,000
GRANTOR: PITCHER DAVID WILLIAM	
GRANTEE: WILLIAMS CHARLES G	
1481/1131	2/27/2007
QC	U
I	01
GRANTOR: PITCHER MARY HAMILTON	
GRANTEE: PITCHER MARY HAMILT	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001] W25PT0=[YR=2001] W12 FSP=[YR=2011] W16 S18 E16 N18\$ S20 E12 N20\$ S20 W12 N2 W16 S3 W14 S35 E14 N3 FOP=[YR=2001] E15 N7 W15 S7 \$ N7 E15 S7 E13 N4 FGR=[YR=2001] E25 N14PT0=[YR=2001] E4 N4 W4 S4 \$ N6 W25 S20 \$ N20 E15 FST=[YR=2001] E10 N3 PTO=[YR=2001] E4 N18 W4 S18 \$ W10 S3 \$ N3 E10 N26 \$ PTR= E15 FUS=[YR=2001] E4 N4 E20 S17 W24 N13\$ W15 \$.	

LAND DESCRIPTION				TOTAL OB/XF											36,119										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000								