

LOT 8
IN OR 2054/350
PLANTATION HAMMOCK PBK 8/104

MOCK JONATHAN T & ELISHA P
3026 AMELIA RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044C-0008-0000



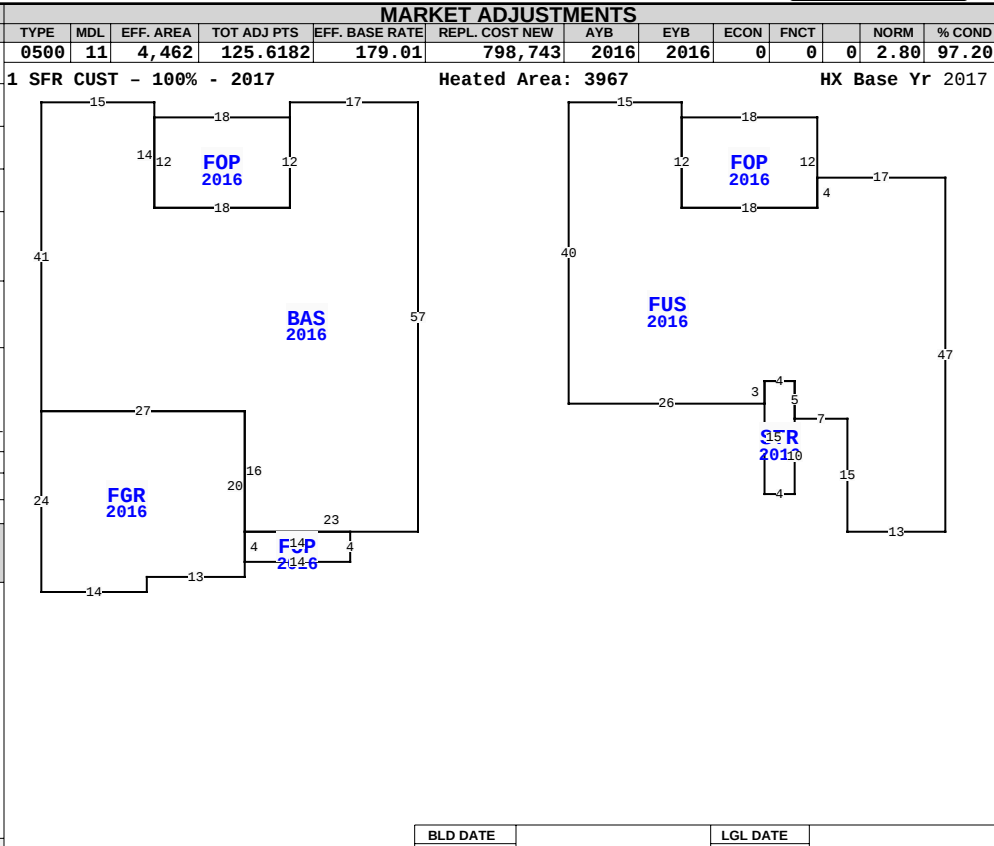
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01

NEIGHBORHOOD/LOC 2123.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,166	100	2,166	376,879
FGR	622	55	342	59,507
FOP	56	30	17	2,958
FOP	216	30	65	11,310
FOP	216	30	65	11,310
FUS	1,801	100	1,801	313,370
STR	60	10	6	1,044
TOTALS	5,137		4,462	776,378

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	4,922.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	95.00	SF	10.00	10.00
3	0810	CONCRETE A	0 100	0	0	300.00	SF	6.50	6.50
4	0861	POOL GUNIT	0 100	0	0	497.00	SF	85.00	85.00
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
6	0855	CONC PAVER	0 100	0	0	700.00	SF	7.00	7.00
7	0462	ST/AL FNC	0 100	0	0	312.00	SF	10.00	10.00
8	0476	VF 6 SBPL	0 100	0	0	366.00	LF	32.00	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00



TOTAL OB/XF 91,429									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	4,922.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	95.00	SF	10.00	10.00
3	0810	CONCRETE A	0 100	0	0	300.00	SF	6.50	6.50
4	0861	POOL GUNIT	0 100	0	0	497.00	SF	85.00	85.00
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
6	0855	CONC PAVER	0 100	0	0	700.00	SF	7.00	7.00
7	0462	ST/AL FNC	0 100	0	0	312.00	SF	10.00	10.00
8	0476	VF 6 SBPL	0 100	0	0	366.00	LF	32.00	32.00

TOTAL OB/XF 91,429									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					776,378				
TOTAL MARKET OB/XF VALUE					91,429				
TOTAL LAND VALUE - MARKET					115,000				
TOTAL MARKET VALUE					982,807				
SOH/AGL Deduction					453,883				
ASSESSED VALUE					528,924				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					478,924				
TOTAL JUST VALUE					982,807				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					693,339				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631231	CO ISSUED	0	06/16/2016
B1632061	SWIM POOL	0	04/12/2016
B1531231	NEW CONSTR	475,662	10/06/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2054/0350	6/17/2016	WD	Q	I	01	547,900	
GRANTOR:MAGNOLIA HOMES INC							
GRANTEE:MOCK JONATHAN T & E							
1989/1686	7/08/2015	WD	Q	V	02	90,000	
GRANTOR:SIMMONS 9 LLC							
GRANTEE:MAGNOLIA HOMES INC							

BUILDING NOTES									
BAS=[YR=2016] W17 S2 FOP=[YR=2016] W18 S12 E18 N12\$ S12 W18 N14 W15 S41 FGR=[YR=2016] S24 E14 N2 E13 N2 FOP=[YR=2016] E14 N4 W14 S4\$ N20 W27 \$ E27 S16 E23 N57\$ PTR=E20 FUS=[YR=2016] E15 S2 FOP=[YR=2016] E18 S12 W18 N12\$ S12 E18 N4 E17 S47 W13 N15 W7 STR=[YR=2016] S10 W4 N15 E4 S5\$ N5 W4 S3 W26 N40\$ W20\$.									