

LOT 9
DUNES OF AMELIA PHASE 2
PBK 8/280

GRIFFITH GARY SCOTT
2892 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0009-0000



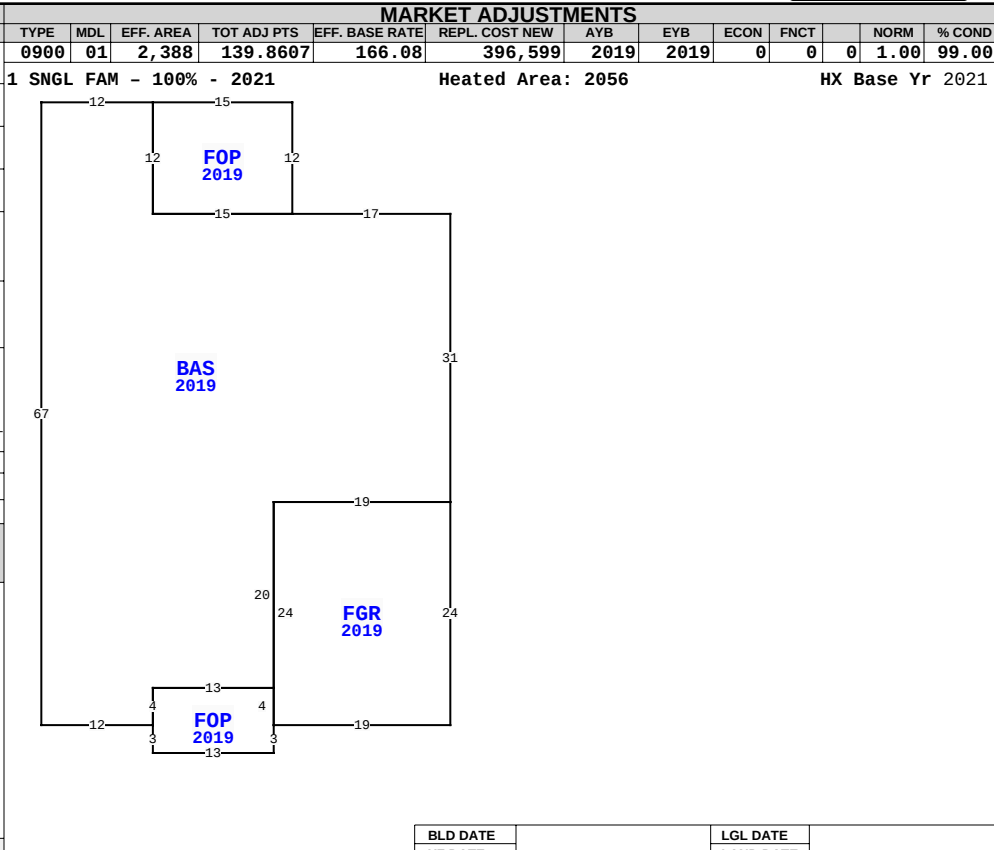
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,056	100	2,056	338,045
FGR	456	55	251	41,269
FOP	91	30	27	4,439
FOP	180	30	54	8,878
TOTALS	2,783		2,388	392,633

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	864.00	SF	7.00	7.00	5,988
2	0855	CONC PAVER	0	100	0	0	60.00	SF	7.00	7.00	416

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



TOTAL OB/XF											
6,404											

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6,404											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		392,633	
TOTAL MARKET OB/XF VALUE		6,404	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		514,037	
SOH/AGL Deduction		154,340	
ASSESSED VALUE		359,697	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		309,697	
TOTAL JUST VALUE		514,037	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		502,349	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183940	NEW CONSTR	275,057	11/19/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2282/1176	6/14/2019	WD	Q	I	01
GRANTOR: NEW ATLANTIC BUILDERS					
GRANTEE: GRIFFITH GARY SCOTT					
2208/0521	6/28/2018	SW	Q	I	01
GRANTOR: PARKWAY DUNES LLC					
GRANTEE: NEW ATLANTIC BUILDERS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W17 FOP=[YR=2019] N12 W15 S12 E15\$ W15 N12 W12 S67 E12 FOP=[YR=2019] S3 E13 N3 FGR=[YR=2019] E19 N24 W19 S24\$ N4 W13 S4\$ N4 E13 N20 E19 N31\$.											