

LOT 86
IN OR 2103/1005
DUNES OF AMELIA PHASE 1

HART BRYAN HOWARD & KARA A
7428 E VISTA BONITA DRIVE
SCOTTSDALE, AZ 85255

2023

00-00-30-044D-0086-0000



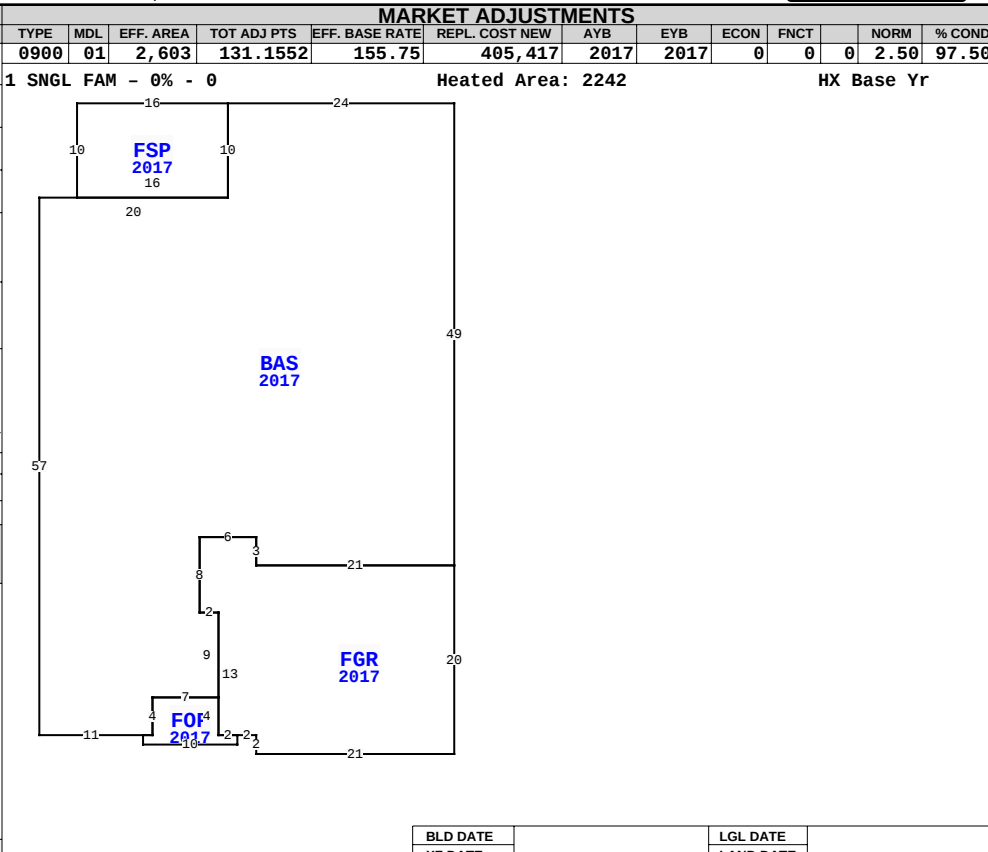
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2121.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,242	100	2,242	340,462
FGR	520	55	286	43,431
FOP	38	30	11	1,670
FSP	160	40	64	9,719
TOTALS	2,960		2,603	395,282

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	0855	CONC PAVER	0	0	0	0	696.00	SF	7.00	7.00	100	2017	2017	3	97	4,726	
2	0855	CONC PAVER	0	0	0	0	70.00	SF	7.00	7.00	100	2017	2017	3	97	475	
3	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	82	4,100	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	

LAND DESCRIPTION			TOTAL OB/XF 11,261														
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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000



EXTRA FEATURES			2863 TURTLE SHORES DR, FERNANDINA BEACH														
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	0855	CONC PAVER	0	0	0	0	696.00	SF	7.00	7.00	100	2017	2017	3	97	4,726	
2	0855	CONC PAVER	0	0	0	0	70.00	SF	7.00	7.00	100	2017	2017	3	97	475	
3	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	82	4,100	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	

LAND DESCRIPTION			TOTAL OB/XF 11,261														
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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		395,282	
TOTAL MARKET OB/XF VALUE		11,261	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		521,543	
SOH/AGL Deduction		107,812	
ASSESSED VALUE		413,731	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		413,731	
TOTAL JUST VALUE		521,543	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		450,835	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162649	CO ISSUED	0	02/24/2017
20162649	NEW CONSTR	280,662	09/28/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2103/1005	2/24/2017	WD	Q	I	02	399,300	
GRANTOR: D S WARE HOMES LLC							
GRANTEE: HART BRYAN HOWARD &							
2060/0239	7/18/2016	SW	Q	V	01	86,500	
GRANTOR: PARKWAY DUNES LLC							
GRANTEE: D S WARE HOMES LLC							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2017] W24 FSP=[YR=2017] W16 S10 E16 N10\$ S10 W20 S57 E11 FOP=[YR=2017] S1 E10 N1 FGR=[YR=2017] E2 S2 E21 N20 W21 N3 W6 S8 E2 S13 E2\$ W2 N4 W7 S4 W1\$ E1 N4 E7 N9 W2 N8 E6 S3 E21 N49\$.									