

LOT 4
IN OR 2118/1024
RIVER OAKS OF AMELIA PB 5/407

COONROD ANNE T
3017 RIVERSIDE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0560-0004-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
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	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2024.00
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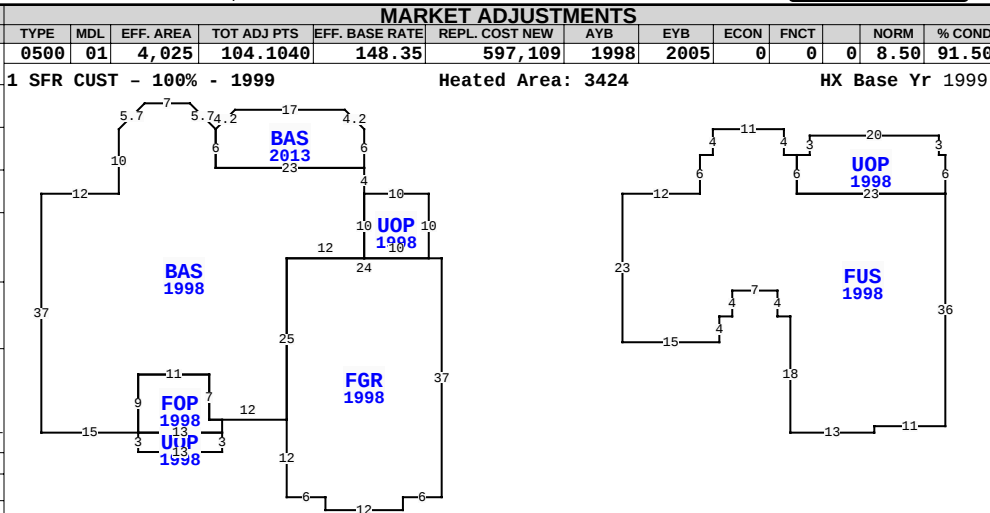
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100	1,689	229,265
BAS	198	100	198	26,876
FGR	912	55	502	68,142
FOP	103	30	31	4,208
FUS	1,537	100	1,537	208,633
UOP	39	20	8	1,086
UOP	100	20	20	2,715
UOP	198	20	40	5,430

TOTALS	4,776		4,025	546,355
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1998
2	0810	CONCRETE A	0 100	0	0	4,044.00	SF	6.50	6.50	100	1998
3	0810	CONCRETE A	0 100	0	0	88.00	SF	6.50	6.50	100	1998
4	0300	BOAT DCK W	0 100	0	0	1,350.00	SF	40.00	40.00	100	1998
5	1242	WD DECK A	0 100	24	4	96.00	SF	10.00	10.00	100	1998
6	1242	WD DECK A	0 100	0	0	475.00	SF	10.00	10.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		RG-1	0.00	0.00	1.00	LT	

REVIEW DATE	05/14/2019	BY	DJA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
38,395											

TOTAL OB/XF											
38,395											

Market:	0	Agricultural:	0	Common:	275,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		546,355	
TOTAL MARKET OB/XF VALUE		38,395	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		859,750	
SOH/AGL Deduction		364,909	
ASSESSED VALUE		494,841	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		444,841	
TOTAL JUST VALUE		859,750	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		757,185	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804641	NEW CONSTR	250,000	02/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2119/0211	5/06/2017	QC U	I	11	100
GRANTOR: TAYLOR CHARLES C SUCC					
GRANTEE: COONROD ANNE T					
2118/1024	5/05/2017	TD U	I	11	100
GRANTOR: COONROD ANNE T TRUSTE					
GRANTEE: COONROD ANNE T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1998] W10 BAS=[YR=1998] N4 BAS=[YR=2013] N6 U3 L3 W17 D3 L3 S6 E23\$ W23 N6 U4 L4 W7 L4 D4 S10 W12 S37 E15 UOP=[YR=1998] S3 E13 N3 FOP=[YR=1998] N2 W2 N7 W11 S9 E13\$ W13\$ N9 E11 S7 E12 FGR=[YR=1998] S12 E6 S2 E12 N2 E6 N37 W24 S25\$ N25 E12 N10\$ S10 E10 N10\$ PTR=E30 FUS=[YR=1998] E12 N6 E2 N4 E11 S4 E2UOP=[YR=1998] E2 N3 E20 S3 E1 S6 W23N6 \$ S6 E23 S36 W11 S1 W13 N18W2 N4 W7 S4 W2 S4 W15 N23 \$ W30 \$.											