LOT 10
RIVER OAKS OF AMELIA PB 5/407

DAVIES JULIE M LIVING TRUST/DAVIES JULIE M TRUSTEE
862125 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0560-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RIVERSIDE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	275,000
SOH/AGL Deduction	0
ASSESSED VALUE	275,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,000
TOTAL JUST VALUE	275,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220011395	POOL SCREEN RM 10	18,000	01/06/2023
20009997	SWIM POOL	50,000	10/20/2020
20003293	NEW CONSTR	576,467	04/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2266/1839	4/08/2019	WD	Q	V	02	278,000
GRANTOR: SEA DUNES INVESTMENTS						
GRANTEE: DAVIES JULIE M LIVI						
1319/0832	5/23/2005	WD	Q	V		280,000
GRANTOR: COONROD ANNE						
GRANTEE: SEA DUNES INVESTMEN						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	0		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS