

LOT 14
IN OR 2249/1222
RIVER OAKS OF AMELIA PB 5/407

DESILET ANDRE L & STEPHANIE O
200 RIVER OAKS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0560-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2024.00	

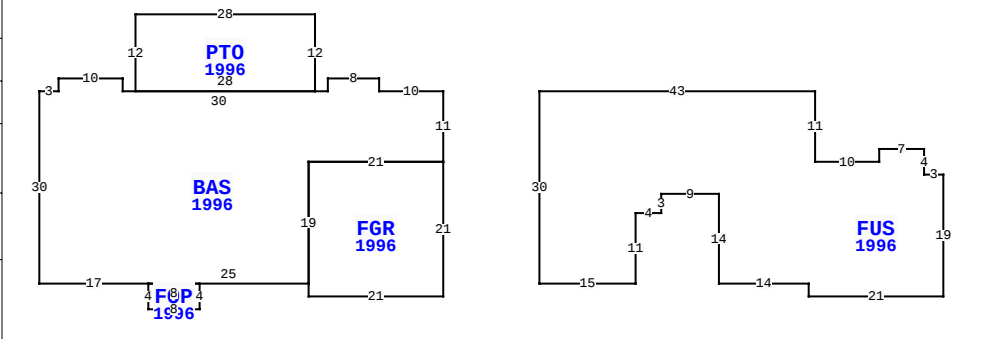
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,527	100	1,527	194,371
FGR	441	55	243	30,931
FOP	32	30	10	1,273
FUS	1,550	100	1,550	197,299
PTO	336	5	17	2,164
TOTALS	3,886		3,347	426,039

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	1,542.00	SF	4.00
3	0810	CONCRETE A	0	100	0	0	257.00	SF	6.50
4	0476	VF 6 SBPL	0	100	0	0	240.00	LF	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		RG-1	0.00	0.00	1.00

REVIEW DATE 05/15/2019 BY DJA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,347	102.6720	146.31	489,700	1996	1996	0	0	13.00	87.00
1 SFR CUST - 100% - 2020 Heated Area: 3077 HX Base Yr 2020											



TOTAL OB/XF											
12,621											

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12,621											

Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		426,039	
TOTAL MARKET OB/XF VALUE		12,621	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		638,660	
SOH/AGL Deduction		291,886	
ASSESSED VALUE		346,774	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		296,774	
TOTAL JUST VALUE		638,660	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		531,930	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501727	NEW CONSTR	143,990	03/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2249/1222	1/17/2019	WD	Q	I	02
GRANTOR: LEONARD EVAN J & SARA					
GRANTEE: DESILET ANDRE L & S					
2012/1130	11/02/2015	WD	Q	I	01
GRANTOR: NELSON RONALD ALAN &					
GRANTEE: LEONARD EVAN J & SA					

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=1996] W10 N2 W8 S2 W2 PTO=[YR=1996] N12 W28 S12 E28 \$ W30 N2 W10 S2 W3 S30 E17 FOP=[YR=1996] S4 E8 N4 W8 \$ E25 FGR=[YR=1996] S2 E21 N21 W21 S19 \$ N19 E21 N11 \$ PTR= E15 FUS=[YR=1996] E43 S11 E10 N2 E7 S4 E3 S19 W21 N2 W14 N14 W9 S3 W4 S11 W15 N30 \$ W15 \$.

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