

LOT 16
IN OR 2088/1771
RIVER OAKS OF AMELIA PB 5/407

CURRAN DAN YVES
199 RIVER OAKS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0560-0016-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	08 DECORATIVE 20
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	4.5 100
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

NEIGHBORHOOD/LOC	2024.00
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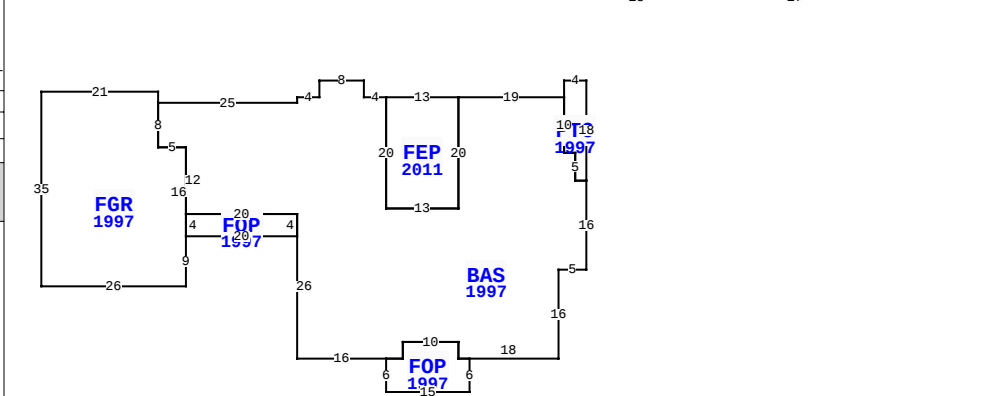
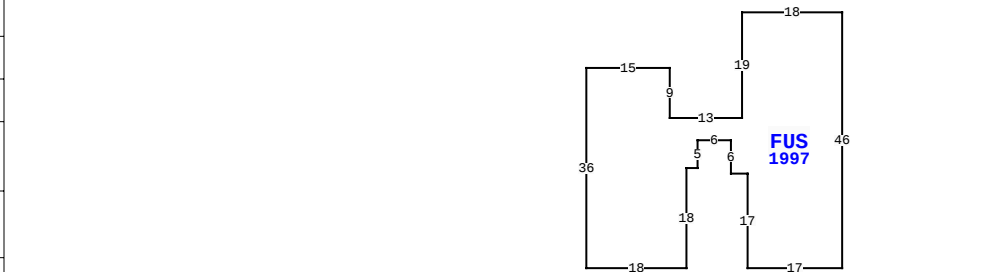
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,488	100	2,488	283,900
FEP	260	80	208	23,735
FGR	860	55	473	53,973
FOP	80	30	24	2,739
FOP	120	30	36	4,108
FUS	1,494	100	1,494	170,476
PTO	62	5	3	342

TOTALS	5,364	4,726	539,272
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	100	0	0	4,883.00	SF	4.00	4.00	
4	0810	CONCRETE A	0	100	0	0	159.00	SF	6.50	6.50	
5	0861	POOL GUNIT	0	100	0	0	411.00	SF	85.00	85.00	
6	0510	GARAGE WD-	0	100	32	22	704.00	SF	52.50	52.50	
7	0810	CONCRETE A	0	100	12	10	120.00	SF	6.50	6.50	
9	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	
10	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	
11	0479	VF PICKET	0	100	0	0	138.00	LF	10.00	10.00	
12	0855	CONC PAVER	0	100	0	0	849.00	SF	7.00	7.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,726	98.5560	140.44	663,719	1997	1997	0	0	0 18.75	81.25
1 SFR CUST - 100% - 2017 Heated Area: 3982 HX Base Yr 2017											



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

199 RIVER OAKS DR, FERNANDINA BEACH											
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TOTAL OB/XF											
47,419											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8 Tax Dist:											
BUILDING MARKET VALUE 539,272											
TOTAL MARKET OB/XF VALUE 50,362											
TOTAL LAND VALUE - MARKET 200,000											
TOTAL MARKET VALUE 789,634											
SOH/AGL Deduction 451,698											
ASSESSED VALUE 337,936											
TOTAL EXEMPTION VALUE HX HB WR 55,000											
BASE TAXABLE VALUE 282,936											
TOTAL JUST VALUE 789,634											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 658,374											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226571	REPLDW	1,800	11/01/2012
B24520	ADDITION	5,468	03/01/2011
B0311942	GARAGE	25,000	11/01/2003
R035591	REPAIR/RRF	875	11/01/2003
B9704493	SWIM POOL	15,000	11/01/1997
B9603324	NEW CONSTR	260,000	09/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2088/1771	11/30/2016	WD	Q	I	01	599,900	
GRANTOR: SAMUS JOSEPH N & VICK							
GRANTEE: CURRAN DAN YVES & M							
0715/1949	10/12/1994	WD	Q	V		35,000	
GRANTOR: AMELIA ISLAND BLDG &							
GRANTEE: SAMUS JOSEPH & VICK							

BUILDING NOTES											
PTO=[YR=1997] W4 S3 BAS=[YR=1997] W19 FEP=[YR=2011] W13 S20 E13 N20\$ S20 W13 N20 W4 N3 W8 S3 W4 S1 W25 FGR=[YR=1997] N2 W21 S35 E26 N9 FOP=[YR=1997] E20 N4 W20 S4\$ N16 W5 N8\$ S8 E5 S12 E20 S26 E16 FOP=[YR=1997] S6 E15 N6 W2 N3 W10 S3 W3\$ E3 N3 E10 S3 E18 N16 E5 N16 W2 N5 W2 N10\$ S10 E2 S5 E2 N18\$ PTR=N15 FUS=[YR=1997] N36 E15 S9 E13 N19 E18 S46 W17 N17 W3 N6 W6 S5 W2 S18 W18\$ S15\$.											

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