LOT 33
AMELIA LIGHTHOUSE RESERVATION
PB 2/24

WALKER STEVEN
P O BOX 15674
FERNANDINA BEACH, FL 32035

2023

00-00-31-1020-0033-0000

BUILDING CHARACTERISTICS

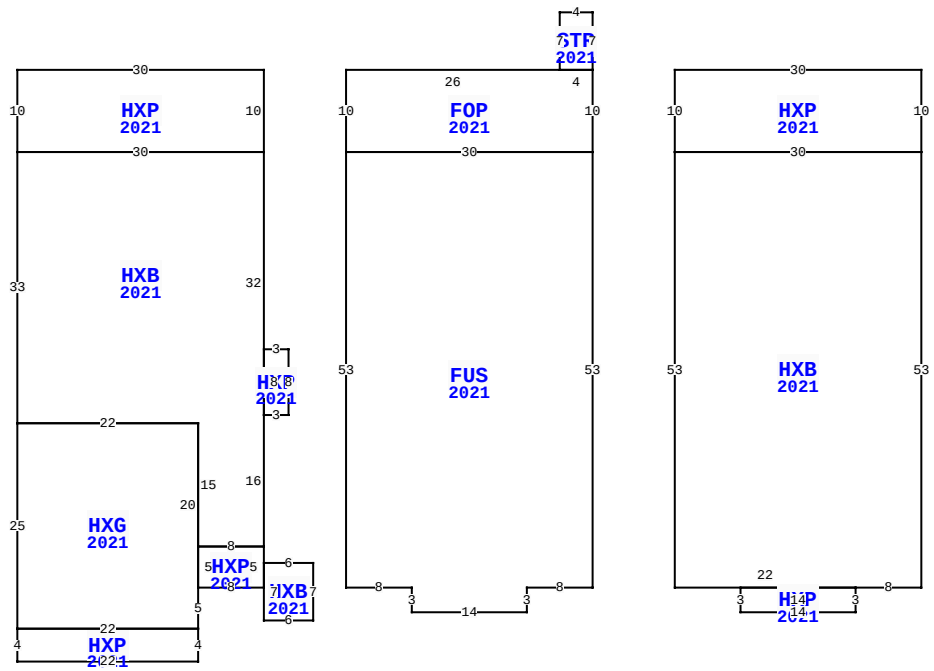
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	02	SHED 100
Roof Cover	04	BUILT-UP 70
Roof Cover	13	STAND SEAM 30
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
FOP	300	30	90	25,674
FUS	1,632	100	1,632	465,545
HXB	42	100	42	11,981
HXB	1,110	100	1,110	316,639
HXB	1,590	100	1,590	453,565
HXG	550	55	302	86,148
HXP	24	30	7	1,997
HXP	40	30	12	3,423
HXP	42	30	13	3,708
HXP	88	30	26	7,417
TOTALS	6,046		5,007	1,428,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
2700	12	5,007	204.8020	244.23	1,222,860	2021	2021	0	10	116.8	0.20	116.80

1 DUPLEX – 100% - 0 Heated Area: 4374 HX Base Yr



** This building has 13 Sub-Areas

226 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,428,300
TOTAL MARKET OB/XF VALUE		75,657
TOTAL LAND VALUE - MARKET		690,000
TOTAL MARKET VALUE		2,193,957
SOH/AGL Deduction		25,198
ASSESSED VALUE		2,168,759
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,118,759
TOTAL JUST VALUE		2,193,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,259,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210175	CO ISSUED	0	07/19/2021
20200175	NEW CONSTR	581,639	05/14/2020
20190009	DEMO 2 SFR	0	03/19/2019
969844	REMODEL	3,500	06/03/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1631	12/20/2021	WD	U	V	11	100
GRANTOR: SEA SCOUT PROPERTIES						
GRANTEE: WALKER STEVEN						
2244/1963	12/07/2018	WD	U	I	11	100
GRANTOR: WALKER STEVEN L						
GRANTEE: SEA SCOUT PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

HXP=[YR=2021] W30 S10 HXB=[YR=2021] S33 HXG=[YR=2021] S25 HXP=[YR=2021] S4 E22 N4 W22$ E22 N5 HXP=[YR=2021] E8 N5 W8 S5$ N20 W22$ E22 S15 E8 N16 HXP=[YR=2021] E3 N8 W3 S8$ N32 W30$ E30 N10$ PTR=E10 FOP=[YR=2021] E26 STR=[YR=2021] N7 E4 S7 W4$ E4 S10 FUS=[YR=2021] S53 W8 S3 W14 N3 W8 N53 E30$ W30 N10$ W10$ PTR=E50 HXP=[YR=2021] E30 S10 HXB=[YR=2021] S53 W8 HXP=[YR=2021] S3 W14 N3 E14$ W22 N53 E30$ W30 N10$ W50$ PTR=S60 HXB=[YR=2021] E6 S7 W6 N7$ N60$.

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
1	0855	CONC PAVER	0	100	0	0	2,620.00	SF	10.00	10.00	100	2021	2021	3	100	26,200	
2	0416	DUNEWALKS	0	100	0	0	648.00	SF	30.00	30.00	100	2021	2021	3	97	18,857	
3	0409	ELEVATOR R	0	100	0	0	1.00	UT	30,600.00	30,600.00	100	2021	2021	3	100	30,600	

LAND DESCRIPTION

TOTAL OB/XF 75,657

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	000120	C	SFR OCN FT	100	0006	R-3	46.00	265.00	46.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	690,000							

REVIEW DATE 01/12/2022 BY DJ Total Acres: 0.00 Total Land Value: 690,000 Market: 0 Agricultural: 0 Common: 690,000 PRINTED 08/02/2023 BY SYS