LOT E1/2 OF 35
IN OR 2457/183
AMELIA LIGHTHOUSE RESERVATION

ELLERKMANN RICHARD M &/COMETA ARIANE KATHERINE
3930 DANCE MILL ROAD
PHOENIX, MD 21131

2023

00-00-31-1020-0035-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

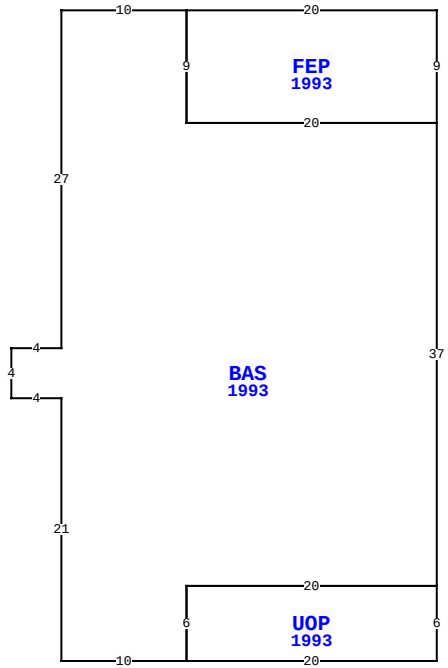
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,276	100	1,276	280,585
FEP	180	80	144	31,665
UOP	120	20	24	5,278
TOTALS	1,576		1,444	317,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,444	170.9822	243.65	351,831	1929	2002	0	0	0	9.75	90.25

1 SFR CUST – 0% - 0 Heated Area: 1276 HX Base Yr



248 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	317,527
TOTAL MARKET OB/XF VALUE	3,710
TOTAL LAND VALUE - MARKET	750,000
TOTAL MARKET VALUE	1,071,237
SOH/AGL Deduction	0
ASSESSED VALUE	1,071,237
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,071,237
TOTAL JUST VALUE	1,071,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,068,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222236	ADDITION	0	06/27/2022
20132842	H/AC	4,000	12/18/2013
20110751	REPLACE DRAIN LIN	800	05/17/2011
20072163	UG & METER CAN	1,300	12/04/2007
20071503	200 AMP & RISER	800	08/13/2007
20052485	FENCE	1,000	08/19/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/0183	4/16/2021	WD	Q	I	01	1,397,000
GRANTOR: KROHN TODD B & MARLEE						
GRANTEE: ELLERKMANN RICHARD						
1605/0724	2/12/2009	QC	U	I	11	100
GRANTOR: KROHN MARLEE B						
GRANTEE: KROHN TODD B & MARL						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W20 BAS=[YR=1993] W10 S27 W4 S4 E4 S21 E10
UOP=[YR=1993] E20 N6 W20 S6 $ N6 E20 N37 W20 N9 $ S9 E20 N9
$.

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	0940	SHEDS/PORT	0	0	5	11	55.00	SF	30.00	30.00	100	1992	1992	3	20	330	
2	1242	WD DECK A	0	0	0	0	627.00	SF	10.00	10.00	100	1998	1998	3	20	1,254	
3	1242	WD DECK A	0	0	0	0	357.00	SF	10.00	10.00	100	1998	1998	3	20	714	
4	1241	WD DECK G	0	0	10	13	130.00	UT	15.53	15.53	100	1998	1998	3	27	545	
5	1241	WD DECK G	0	0	11	3	33.00	UT	15.53	15.53	100	1998	1998	3	27	138	
6	1241	WD DECK G	0	0	10	4	40.00	UT	11.50	11.50	100	2012	2012	3	71	327	
7	1241	WD DECK G	0	0	24	4	96.00	UT	15.53	15.53	100	1998	1998	3	27	402	

LAND DESCRIPTION

TOTAL OB/XF 3,710

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	0	0006	R-3	50.00	133.00	50.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	750,000							

REVIEW DATE 09/21/2022 BY TW Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/02/2023 BY SYS