BLOCK 2B LOT 3
IN OR 2075/1672
AMELIA PARK COASTAL DISTRICT

GALLO SALVATORE F REV TRUST
43 OSPREY VILLAGE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102E-002B-0030

BUILDING CHARACTERISTICS

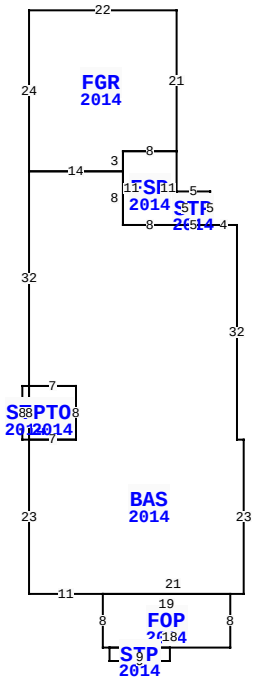
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1,784	302,805
FGR	504	55	277	47,017
FOP	152	30	46	7,808
FSP	88	40	35	5,941
PTO	56	5	3	510
STP	8	10	1	170
STP	18	10	2	340
STP	25	10	2	340
TOTALS	2,635		2,150	364,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,150	123.4310	175.89	378,164	2014	2014	0	0	0	3.50	96.50

1 SFR CUST – 0% - 0 Heated Area: 1784 HX Base Yr



1771 AZALEA ST, 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	364,928
TOTAL MARKET OB/XF VALUE	3,815
TOTAL LAND VALUE - MARKET	138,000
TOTAL MARKET VALUE	506,743
SOH/AGL Deduction	7,022
ASSESSED VALUE	499,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	499,721
TOTAL JUST VALUE	506,743
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	477,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140295	SCRNWALL	345	02/12/2014
20132352	NEW CONSTR	2,500	10/07/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2075/1672	9/30/2016	WD	Q	I	01	444,000
GRANTOR: SCHANG MARLENE K LIVI						
GRANTEE: GALLO SALVATORE FRA						
1861/0431	6/10/2013	WD	Q	V	02	71,300
GRANTOR: APCD LOTS LLC						
GRANTEE: SCHANG MARLENE K TR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2014] W22 S24 BAS=[YR=2014] S32 STP=[YR=2014] W1 S8 E1 N8$ PTO=[YR=2014] S8 E7 N8 W7$ E7 S8 W7 S23 E11 FOP=[YR=2014] S8 E1 STP=[YR=2014] S2 E9 N2 W9$ E18 N8 W19$ E21 N23 W1 N32 W4 STP=[YR=2014] N5 W5 S5 E5$ W5 FSP=[YR=2014] N11 W8 S11 E8$ W8 N8 W14$ E14 N3 E8 N21$.

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	0	0	0	101.00	SF	10.00	10.00	100	2014	2014	3	95	960	
2	0462	ST/AL FNC	0	0	0	0	180.00	SF	10.00	10.00	100	2014	2014	3	78	1,404	
3	0810	CONCRETE A	0	0	0	0	164.00	SF	6.50	6.50	100	2014	2014	3	95	1,013	
4	0810	CONCRETE A	0	0	0	0	71.00	SF	6.50	6.50	100	2014	2014	3	95	438	

LAND DESCRIPTION

TOTAL OB/XF 3,815

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	000100	C	SFR	0			0.00	0.00	46.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	138,000							

REVIEW DATE 06/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 138,000 Market: 0 Agricultural: 0 Common: 138,000 PRINTED 08/02/2023 BY SYS