

BLOCK 5 LOT 2B
IN OR 1126/1564
AMELIA PARK PHASE 1 UNIT 1

GUPTON VICKY B & ATWOOD
4444 MORATOCK LANE
CLEMMONS, NC 27012

2023

00-00-31-102P-0005-02B0



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2															
Exterior Wall	16	WD FR STUC 100	0320	12	1,911	228.2224	216.81	414,324	2000	2000	0	0	0	11.00	89.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 0													Heated Area: 1652														
Roof Cover	03	COMP SHNGL 100														HX Base Yr														
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		2 100																												
Bathrooms		2.5 100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	2. 100																												
Units		0 100																												
Quality			06	Quality Level 06																										
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	826	100	826	159,386																										
FDG	420	60	252	48,626																										
FOP	24	30	7	1,351																										
FUS	826	100	826	159,386																										
TOTALS			2,096	1,911													368,748													
EXTRA FEATURES			1617 PARK AVE, FERNANDINA BEACH																											
L N	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	0810	CONCRETE A	0	0	10	3	30.00	SF	6.50	6.50	100	2000	2000	3	80	156														
2	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50	6.50	100	2000	2000	3	80	515														
3	0810	CONCRETE A	0	0	20	16	320.00	SF	6.50	6.50	100	2000	2000	3	80	1,664														
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165														
5	0476	VF 6 SBPL	0	0	0	0	28.00	LF	16.00	16.00	100	2000	2000	3	55	246														
LAND DESCRIPTION																		TOTAL OB/XF 2,746												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	22.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	66,000													
REVIEW DATE 03/21/2018 BY DJX Total Acres: 0.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 08/02/2023 BY SYS																														

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

368,748

TOTAL MARKET OB/XF VALUE

2,746

TOTAL LAND VALUE - MARKET

66,000

TOTAL MARKET VALUE

437,494

SOH/AGL Deduction

94,650

ASSESSED VALUE

342,844

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

342,844

TOTAL JUST VALUE

437,494

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

352,615

PERMIT NUM

DESCRIPTION

AMT

ISSUED

990290

NEW CONSTR

138,000

04/27/1999

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1126/1564

4/02/2003

WD Q I

187,500

GRANTOR: CAMBRIDGE RONALD E

GRANTEE: GUPTON VICKY B & AT

0995/1704

7/05/2001

WD Q I

182,500

GRANTOR: SCHWARTZ DONALD L TRU

GRANTEE: CAMBRIDGE RONALD E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W2 U2 L2 W4 L2 D2 W12 S37 E14 FOP=[YR=2000] S4 E6 N4 W6 \$ E8 N37 \$ PTR = E15 FUS=[YR=2000] E12 U2 R2 E4 R2 D2 E2 S37 W22 N37 \$ W15 \$ PTR= N10 FDG=[YR=2000] N21 W20 S21 E20 \$ S10 \$.