BLOCK 6 LOT 10B
IN OR 2115/1872
AMELIA PARK PHASE 1 UNIT 1

RAMSEY JAMES A
917 1ST STREET N
JACKSONVILLE BEACH, FL 32250

2023

00-00-31-102P-0006-10B0

BUILDING CHARACTERISTICS

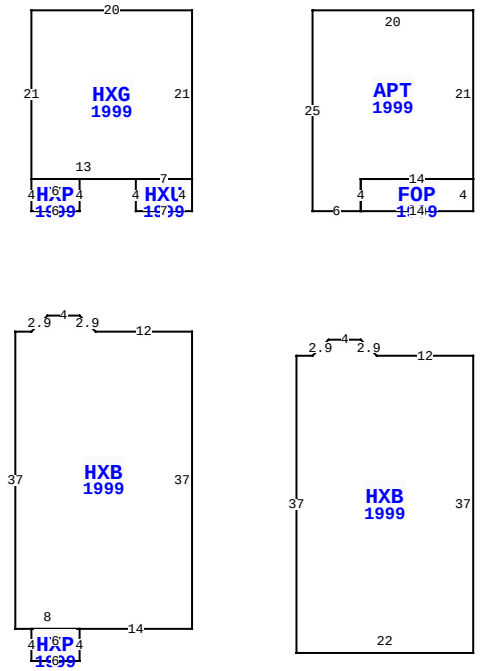
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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
APT	444	100	444	86,919
FOP	56	30	17	3,328
HXB	826	100	826	161,699
HXB	826	100	826	161,699
HXG	420	55	231	45,221
HXP	24	30	7	1,370
HXP	24	30	7	1,370
HXU	28	55	15	2,936
TOTALS	2,648		2,373	464,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,373	232.8431	221.20	524,908	1999	1999	0	0	0	11.50	88.50

1 TOWNHOUSE – 0% - 0 Heated Area: 2096 HX Base Yr



1858/ CARNATION ST, 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	464,544
TOTAL MARKET OB/XF VALUE	8,934
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	539,478
SOH/AGL Deduction	120,075
ASSESSED VALUE	419,403
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	419,403
TOTAL JUST VALUE	539,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	431,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990694	SWIM POOL	13,500	06/18/1999
984893	NEW CONSTR	96,892	01/27/1999
984892	NEW CONSTR	26,129	01/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2115/1872	4/25/2017	QC	U	I	11	100
GRANTOR: FIRST FLORIDA PROPERT						
GRANTEE: RAMSEY JAMES A						
1927/0638	7/11/2014	WD	Q	I	01	290,000
GRANTOR: MCGEHEE RICHARD K & B						
GRANTEE: FIRST FLORIDA PROPE						

BUILDING NOTES

BUILDING DIMENSIONS

HXG=[YR=1999] W20 S21 HXP=[YR=1999] S4 E6 N4 W6 $ E13
HXU=[YR=1999] S4 E7 N4 W7 $ E7 N21 $ PTR= E15 APT=[YR=1999]
E20 S21 FOP=[YR=1999] S4 W14 N4 E14 $ W14 S4 W6 N25 $ W15 $
PTR= S40 HXB=[YR=1999] S37 W14 HXP=[YR=1999] S4 W6 N4 E6 $
W8 N37 E2 U2 R2 E4 R2 D2 E12 $ N40 $ PTR= S80E35
HXB=[YR=1999] N37 W12 U2 L2 W4 L2 D2 W2 S37 E22 $ N80W35
$.

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	0861	POOL GUNIT	0	0	17	12	204.00	SF	85.00	85.00	100	1999	1999	3	25	4,335	
2	0845	KOOL DECK	0	0	0	0	348.00	SF	7.25	7.25	100	1999	1999	3	79	1,993	
3	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	1999	1999	3	79	144	
4	0810	CONCRETE A	0	0	4	3	12.00	SF	6.50	6.50	100	1999	1999	3	79	62	
5	0810	CONCRETE A	0	0	21	16	336.00	SF	6.50	6.50	100	1999	1999	3	79	1,725	
6	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165	
7	0476	VF 6 SBPL	0	0	0	0	58.00	LF	16.00	16.00	100	2000	2000	3	55	510	

LAND DESCRIPTION

TOTAL OB/XF 8,934

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		PUD	0.00	0.00	22.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	66,000							

REVIEW DATE 03/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 08/02/2023 BY SYS