BLOCK 12 LOT 2
AMELIA PARK PHASE 1 UNIT 4
PB 6/265

CONNOLLY JOHN & ANNE
2601 OAKLAND AVENUE
NASHVILLE, TN 37212

2023

00-00-31-102P-0012-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

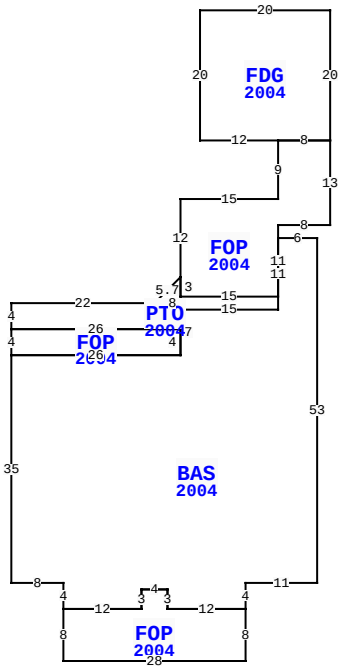
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,958	100	1,958	313,471
FDG	400	60	240	38,424
FOP	104	30	31	4,963
FOP	236	30	71	11,367
FOP	329	30	99	15,850
PTO	112	5	6	961
TOTALS	3,139		2,405	385,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,405	122.7842	174.97	420,803	2004	2004	0	0	0	8.50	91.50

1 SFR CUST – 0% - 2023 Heated Area: 1958 HX Base Yr



1658 FIELD ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	385,035
TOTAL MARKET OB/XF VALUE	9,780
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	574,815
SOH/AGL Deduction	0
ASSESSED VALUE	574,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	574,815
TOTAL JUST VALUE	574,815
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	540,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034292	NEW CONSTR	200,000	12/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/0283	5/18/2022	WD	Q	I	01	705,000
GRANTOR: SELLERS JOHN MARCUS &						
GRANTEE: CONNOLLY JOHN & ANN						
2549/1733	3/24/2022	FJ	U	I	11	0
GRANTOR: SELLERS SARALYN L EST						
GRANTEE: SELLER JOHN MARCUS						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2004] W20 S20 E12 FOP=[YR=2004] S9 W15 S12
PTO=[YR=2004] L4 D4 W22 S4 FOP=[YR=2004] S4 BAS=[YR=2004]
S35 E8 S4 FOP=[YR=2004] S8 E28 N8 W12 N3 W4 S3 W12 $ E12 N3
E4 S3 E12 N4 E11 N53 W6 S11 W15 S7 W26 $ E26 N4 W26 $ E26 N8
$S3 E15 N11 E8 N13 W8 $ E8 N20 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0819	CONC 12"	0	0	4	8	32.00	SF	9.50	9.50	100	2004	2004	3	86	261	
3	0810	CONCRETE A	0	0	10	8	80.00	SF	6.50	6.50	100	2004	2004	3	86	447	
4	0810	CONCRETE A	0	0	0	0	765.00	SF	6.50	6.50	100	2004	2004	3	86	4,276	
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	66	198	
6	0471	VINYL FNC	0	0	0	0	68.00	LF	32.00	32.00	100	2004	2004	3	66	1,436	
7	0469	VF LATTIC	0	0	0	0	13.00	SF	5.50	5.50	100	2004	2004	3	66	47	

LAND DESCRIPTION

TOTAL OB/XF 9,780

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	60.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	180,000							

REVIEW DATE 04/02/2018 BY DJX Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS