

BLOCK 12 LOT 7
AMELIA PARK PHASE 1 UNIT 4
PB 6/265

HIRSCHEL RUBY L &/BRASIER DALLAS
2078 MARLIN CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0012-0070



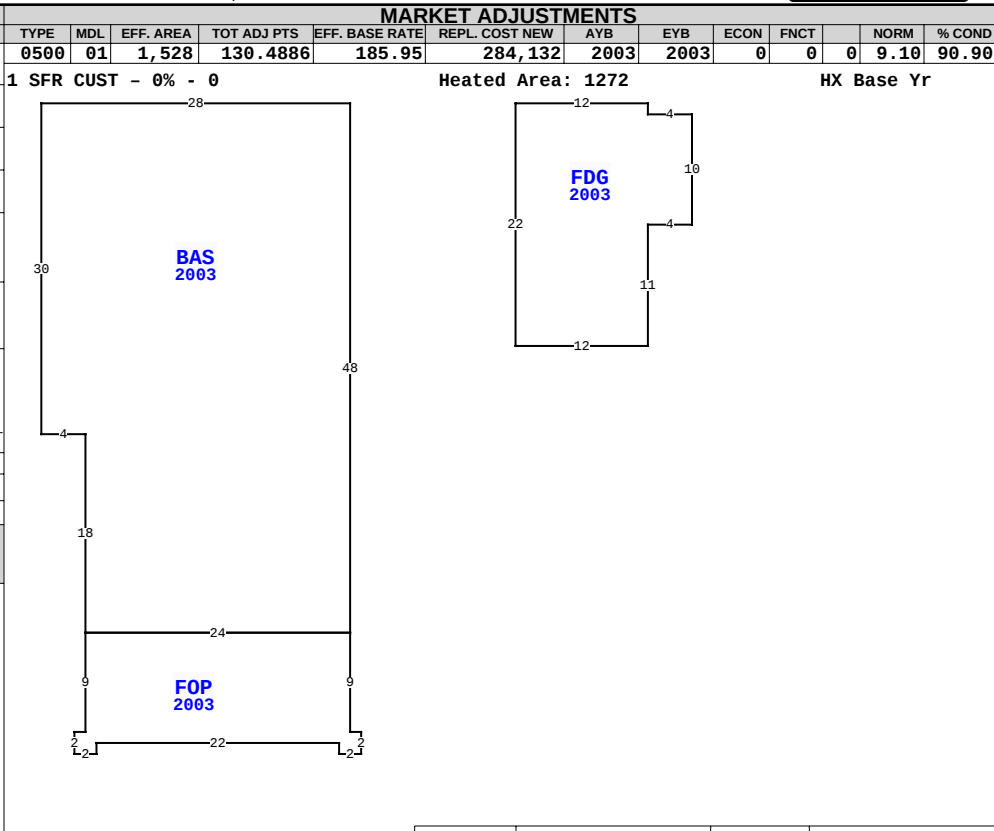
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	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	1,272	100	1,272	215,004
FDG	304	60	182	30,763
FOP	246	30	74	12,508
TOTALS	1,822		1,528	258,276

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	49	3	147.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	20	16	320.00	SF	6.50	6.50	
4	1243	WD DECK F	0	0	2	6	12.00	SF	8.00	8.00	
5	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	40.00	FF	



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

TOTAL OB/XF											
5,704											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	258,276		
TOTAL MARKET OB/XF VALUE	5,704		
TOTAL LAND VALUE - MARKET	120,000		
TOTAL MARKET VALUE	383,980		
SOH/AGL Deduction	0		
ASSESSED VALUE	383,980		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	383,980		
TOTAL JUST VALUE	383,980		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	361,184		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
021315	NEW CONSTR	87,800	07/31/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2257/0466	2/22/2019	WD	Q	I	01
GRANTOR: KONTIO ELIZABETH R					SALE PRICE
GRANTEE: HIRSCHER RUBY L & D					424,000
1136/1801	5/13/2003	WD	Q	I	
GRANTOR: MEADOWFIELD OF JACKSO					183,600
GRANTEE: KONTIO ELIZABETH R					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W28 S30 E4 S18 FOP=[YR=2003] S9 W1 S2 E2 N1 E22 S1 E2 N2 W1 N9 W24\$ E24 N48\$ PTR= E15 FDG=[YR=2003] E12 S1 E4 S10 W4 S11 W12 N22\$ W15\$.											