BLOCK 20 LOT 3
IN OR 1715/775
AMELIA PARK PHASE 2 UNIT 8

GILCHRIST GRANT P
1988 BURNHAM LANE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-102P-0020-0030**

## BUILDING CHARACTERISTICS

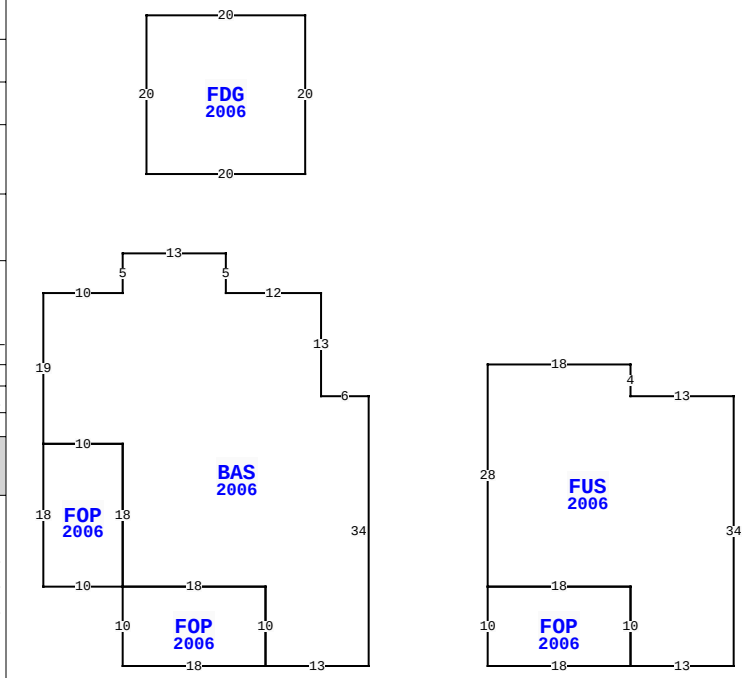
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 80 |
| Exterior Wall | 23 | REINF CONC 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 1,454 | 100 | 1,454 | 246,653 |
| FDG | 400 | 60 | 240 | 40,713 |
| FOP | 180 | 30 | 54 | 9,161 |
| FOP | 180 | 30 | 54 | 9,161 |
| FOP | 180 | 30 | 54 | 9,161 |
| FUS | 946 | 100 | 946 | 160,477 |
| TOTALS | 3,340 | | 2,802 | 475,323 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,802 | 128.8320 | 183.59 | 514,419 | 2006 | 2006 | 0 | 0 | 0 | 7.60 | 92.40 |

1 SFR CUST – 100% - 2007 Heated Area: 2400 HX Base Yr 2007




1988 BURNHAM LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 475,323 |
| TOTAL MARKET OB/XF VALUE | | 10,896 |
| TOTAL LAND VALUE - MARKET | | 162,000 |
| TOTAL MARKET VALUE | | 648,219 |
| SOH/AGL Deduction | | 281,710 |
| ASSESSED VALUE | | 366,509 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 316,509 |
| TOTAL JUST VALUE | | 648,219 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 606,981 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20052770 | ELEC OTHER | 2,000 | 10/03/2005 |
| 20052650 | MECH OTHER | 11,000 | 09/15/2005 |
| 20052370 | OTHER | 1,000 | 08/04/2005 |
| 20052241 | NEW CONSTR | 275,000 | 07/18/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1715/0775 | 3/23/2010 | QC | U | I | 11 | 100 |
| GRANTOR: GILCHRIST GRANT P & E | | | | | | |
| GRANTEE: GILCHRIST GRANT P | | | | | | |
| 1419/0655 | 6/12/2006 | WD | U | I | 07 | 100 |
| GRANTOR: BEAN AARON P & ABIGAI | | | | | | |
| GRANTEE: GILCHRIST GRANT P & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] N34 W6 N13 W12 N5 W13 S5 W10 S19 FOP=[YR=2006] S18E10N18 W10$E10 S18 FOP=[YR=2006] S10E18N10 W18$E18 S10 E13$ PTR=E15 FOP=[YR=2006] N10 FUS=[YR=2006] N28 E18S4 E13S34W13N10W18$E18S10W18$ W15 $ PTR=N62W8 FDG=[YR=2006] N20W20S20 E20$ E8S62$.

## 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2006 | 2006 | 3 | 91 | 3,185 | |
| 2 | 0877 | JACUZZI | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2006 | 2006 | 3 | 31 | 310 | |
| 3 | 0825 | BRICK | 0 | 100 | 5 | 5 | 25.00 | SF | 12.50 | 12.50 | 100 | 2006 | 2006 | 3 | 97 | 303 | |
| 4 | 0825 | BRICK | 0 | 100 | 4 | 4 | 16.00 | SF | 12.50 | 12.50 | 100 | 2006 | 2006 | 3 | 97 | 194 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 27 | 16 | 432.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 2,471 | |
| 6 | 1241 | WD DECK G | 0 | 100 | 13 | 7 | 91.00 | UT | 11.50 | 11.50 | 100 | 2006 | 2006 | 3 | 48 | 502 | |
| 7 | 0450 | PREFAB FNC | 0 | 100 | 13 | 7 | 91.00 | LF | 8.00 | 8.00 | 100 | 2006 | 2006 | 3 | 31 | 226 | |
| 8 | 0820 | WOOD WALK | 0 | 100 | 15 | 7 | 105.00 | SF | 11.75 | 11.75 | 100 | 2006 | 2006 | 3 | 40 | 494 | |
| 9 | 0820 | WOOD WALK | 0 | 100 | 68 | 3 | 204.00 | SF | 11.75 | 11.75 | 100 | 2006 | 2006 | 3 | 40 | 959 | |
| 10 | 0820 | WOOD WALK | 0 | 100 | 53 | 3 | 159.00 | SF | 11.75 | 11.75 | 100 | 2006 | 2006 | 3 | 40 | 747 | |

TOTAL OB/XF 9,391

## LAND DESCRIPTION

| 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 | 100 | | PUD | 0.00 | 0.00 | 54.00 | FF | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 162,000 | | | | | | | |

REVIEW DATE 04/09/2018 BY DJX Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 08/02/2023 BY SYS

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**2023**

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## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|
| TOTALS | | | | |

### MARKET ADJUSTMENTS

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
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### BUILDING DIMENSIONS

### EXTRA FEATURES

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0810 | CONCRETE A | 0 | 100 | 14 | 10 | 140.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 801 | |
| 12 | 1242 | WD DECK A | 0 | 100 | 5 | 6 | 30.00 | SF | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 31 | 140 | |
| 13 | 0820 | WOOD WALK | 0 | 100 | 30 | 4 | 120.00 | SF | 11.75 | 11.75 | 100 | 2006 | 2006 | 3 | 40 | 564 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,505

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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