

BLOCK 21 LOT 7
IN OR 2072/511
AMELIA PARK PHASE 2 UNIT 8

FOSS NORMAN A & GAIL FOSS FAMILY TRUST
1715 HEATHER ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0021-0070

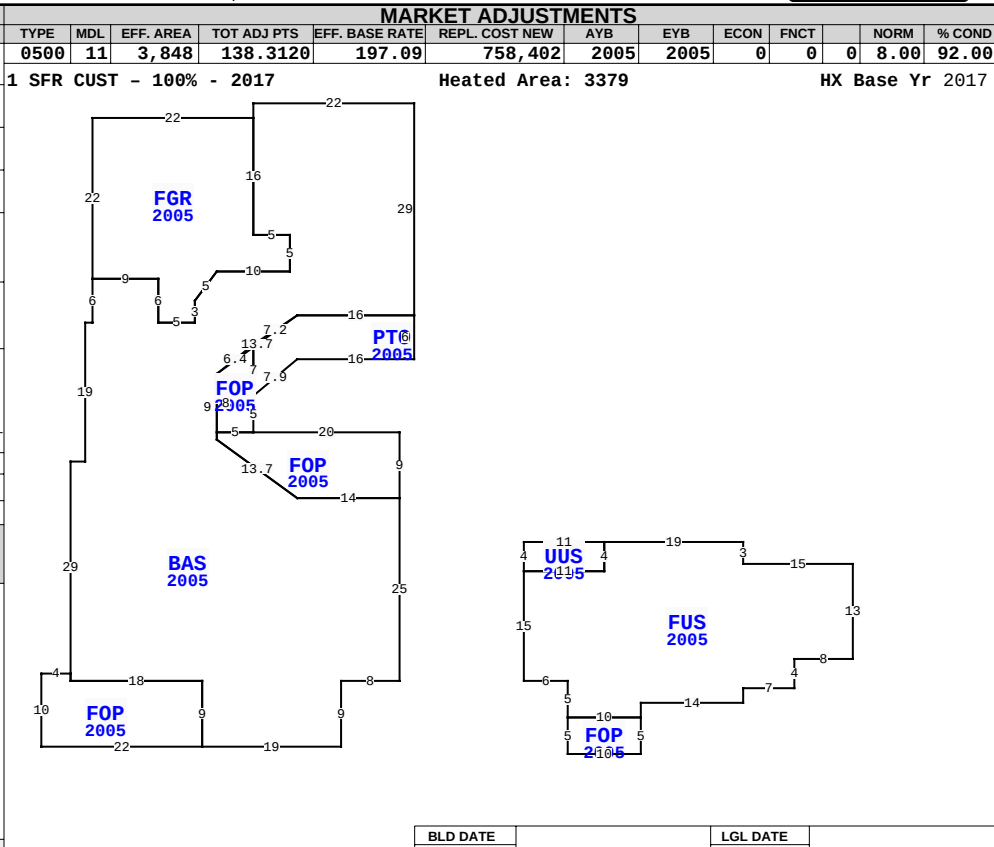


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1031.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,538	100	2,538	460,197
FGR	537	55	295	53,491
FOP	50	30	15	2,720
FOP	50	30	15	2,720
FOP	181	30	54	9,792
FOP	202	30	61	11,060
FUS	841	100	841	152,493
PTO	135	5	7	1,270
UUS	44	50	22	3,989
TOTALS	4,578		3,848	697,730

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	14	18	252.00	SF	6.50	6.50
3	0861	POOL GUNIT	0 100	0	0	100.00	SF	85.00	85.00
4	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
7	0845	KOOL DECK	0 100	0	0	237.00	SF	14.50	14.50
8	0810	CONCRETE A	0 100	8	4	32.00	SF	6.50	6.50
9	1127	BRICK 8"	0 100	38	6	228.00	SF	11.00	11.00



1715 HEATHER ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0810	CONCRETE A	0 100	14	18	252.00	SF	6.50	6.50	100	2005	2005	3	87	1,425	
3	0861	POOL GUNIT	0 100	0	0	100.00	SF	85.00	85.00	100	2005	2005	3	44	3,740	
4	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	2005	2005	3	27	1,080	
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	270	
7	0845	KOOL DECK	0 100	0	0	237.00	SF	14.50	14.50	100	2005	2005	3	87	2,990	
8	0810	CONCRETE A	0 100	8	4	32.00	SF	6.50	6.50	100	2005	2005	3	87	181	
9	1127	BRICK 8"	0 100	38	6	228.00	SF	11.00	11.00	100	2005	2005	3	96	2,408	

LAND DESCRIPTION									TOTAL OB/XF							15,244		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	000100	C	SFR	100	0003	PUD	0.00	0.00	60.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	1	
REVIEW DATE		04/11/2018		BY DJX		Total Acres: 0.00			Total Land Value: 180,000			Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		697,730		
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		15,244		
SOH/AGL Deduction		TOTAL MARKET VALUE		180,000		
ASSESSED VALUE		TOTAL MARKET VALUE		892,974		
TOTAL EXEMPTION VALUE		SOH/AGL Deduction		230,690		
BASE TAXABLE VALUE		ASSESSED VALUE		662,284		
TOTAL JUST VALUE		TOTAL EXEMPTION VALUE		50,000		
NCON VALUE		BASE TAXABLE VALUE		612,284		
INCOME VALUE		TOTAL JUST VALUE		892,974		
PREVIOUS YEAR MKT VALUE		NCON VALUE		0		
		INCOME VALUE		837,367		
		PREVIOUS YEAR MKT VALUE				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120498	GAS	125	03/26/2012
20120394	FIREPLACE	5,000	03/12/2012
20120395	REPAIR/RRF	859	03/12/2012
20102165	ELEC OTHER	450	12/21/2010
20102163	OTHER	300	12/20/2010
20091251	REMODEL	30,000	09/17/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2072/0511	9/16/2016	WD	Q	I	01
GRANTOR: BUCK SARAH H		SALE PRICE			
GRANTEE: FOSS FAMILY TRUST		720,000			
1520/1086	8/21/2007	WD	Q	I	
GRANTOR: BYRNS KENNETH L & LAU		725,000			
GRANTEE: BUCK SARAH H					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2005] W22 S2 FGR=[YR=2005] W22S22 E9S6E5N3 U4 R3 E10 N5W5N16\$ S16 E5S5W10 L3 D4 S3W5N6W9 S6W1S19 W2S29 FOP=[YR=2005] W4S10E22N9W18N1\$ S1E18 S9E19 N9E8N25 FOP=[YR=2005] N9 W20 FOP=[YR=2005] N5 PTO=[YR=2005] R6 U5 E16N6W16 D4 L6 S7\$N7 L5 D4 S8E5\$ W5S1 R11 D8 E14\$ W14 U8 L11 N9 R11 U8 E16N29\$ PTR=S60E15 UUS=[YR=2005] S4 FUS=[YR=2005] S15E6S5 FOP=[YR=2005] S5E10NSW10\$E10N2E14N2 E7N4E8N13W15N3W19S4W11\$ E11N4 W11\$ W15N60\$.									