LOT 20
AMELIA BLUFF OR 2364/1680

JONES BRADLEY W & CHRISTINE LIVING TRUST/JONES BRA
1441 CENTERPOINT CIR APT #205
SHILOH, IL 62269

2023

00-00-31-1190-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

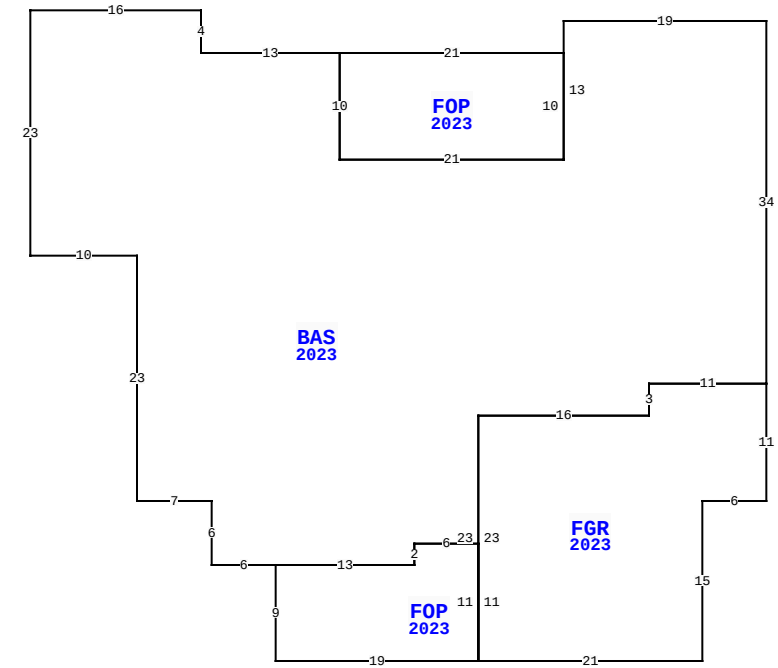
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 75
Exterior Wall	11	BD/BTN AVG 25
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1054.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,468	100	2,468	363,314
FGR	564	55	310	45,635
FOP	183	30	55	8,097
FOP	210	30	63	9,274
TOTALS	3,425		2,896	426,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,896	103.3060	147.21	426,320	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2023 Heated Area: 2468 HX Base Yr



728 GREENRIDGE DR, 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	426,320
TOTAL MARKET OB/XF VALUE	6,350
TOTAL LAND VALUE - MARKET	159,500
TOTAL MARKET VALUE	592,170
SOH/AGL Deduction	0
ASSESSED VALUE	592,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	592,170
TOTAL JUST VALUE	592,170
NCON VALUE	432,670
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222587	XFOB	12,312	12/14/2022
20200515	NEW CONSTR	0	02/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2431/0395	1/29/2021	SW	Q	V	02	175,000

GRANTOR: AMELIA BLUFF LLC

GRANTEE: JONES BRADLEY W & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=121,20] W19 S13 W21 N10 W13 N4 W16 S23 E10 S23 E7 S6 E6 E13 N2 E6 S11 N23 E16 N3 E11 N34 $
FGR=[YR=2023;ORIG=94,80] E21 N15 E6 N11 W11 S3 W16 S23 $
FOP=[YR=2023;ORIG=81,23] E21 S10 W21 N10 $
FOP=[YR=2023;ORIG=75,71] E13 N2 E6 S11 W19 N9 $
.

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	0855	CONC PAVER	1	0	0	0	635.00	SF	10.00	10.00	100	2023	2022		100	6,350	

LAND DESCRIPTION

TOTAL OB/XF 6,350

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			0.00	0.00	1.00	LT		1.00	1.00	1.10	145,000.00	159,500.00	159,500							

REVIEW DATE 06/30/2020 BY HG Total Acres: 0.00 Total Land Value: 159,500 Market: 0 Agricultural: 0 Common: 159,500 PRINTED 08/02/2023 BY SYS