LOT 22
AMELIA BLUFF OR 2364/1680

REZAC CAITLIN & KYLE
1574 CANOPY DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1190-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

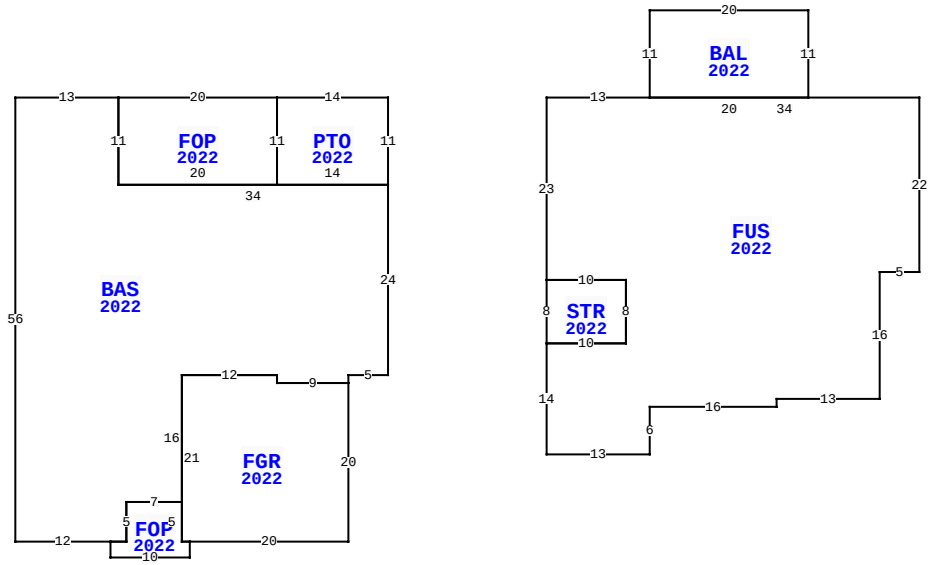
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 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
BAL	220	15	33	4,825
BAS	1,686	100	1,686	246,493
FGR	432	55	238	34,796
FOP	55	30	16	2,339
FOP	220	30	66	9,649
FUS	1,733	100	1,733	253,365
PTO	154	5	8	1,170
STR	80	10	8	1,170
TOTALS	4,580		3,788	553,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,788	102.6000	146.20	553,806	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 3419 HX Base Yr 2023



720 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		553,806
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		159,500
TOTAL MARKET VALUE		720,706
SOH/AGL Deduction		16,841
ASSESSED VALUE		703,865
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		653,865
TOTAL JUST VALUE		720,706
NCON VALUE		561,206
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211279	CO ISSUED	0	10/26/2022
20211279	NEW CONSTR	455,160	04/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/0095	11/24/2020	SW	Q	V	02	175,000

GRANTOR: AMELIA BLUFF LLC
GRANTEE: REZAC CAITLIN & KYL

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W14 FOP=[YR=2022] W20 BAS=[YR=2022] W13 S56 E12 FOP=[YR=2022] S2 E10 N2 FGR=[YR=2022] E20 N20 W9 N1 W12 S21 E1$ W1 N5 W7 S5 W2$ E2 N5 E7 N16 E12 S1 E9 N1 E5 N24 W34 N11$ S11 E20 N11$ S11 E14 N11$ PTR=E20 FUS=[YR=2022] E13 BAL=[YR=2022] N11 E20 S11 W20$ E34 S22 W5 S16 W13 S1 W16 S6 W13 N14 STR=[YR=2022] N8 E10 S8 W10$ E10 N8 W10 N23$ W20$.

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	0	100	0	0	740.00	SF	10.00	10.00	100	2022	2022	3	100	7,400	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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

REVIEW DATE 12/21/2022 BY TW Total Acres: 0.00 Total Land Value: 159,500 Market: 0 Agricultural: 0 Common: 159,500 PRINTED 08/02/2023 BY SYS