

RIDDELL CHRISTINA M & WILLIAM RODGERS
1515 AMELIA CIRCLE
FERNANDINA BEACH, FL 32034

00-00-31-1383-0007-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100
Roof Structure08IRREGULAR 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor14CARPET 70
Interior Floor11CLAY TILE 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms4 100
Bathrooms3 100
Frame02WOOD FRAME 100

Stories Units1.51.5 100
 0 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1007.00

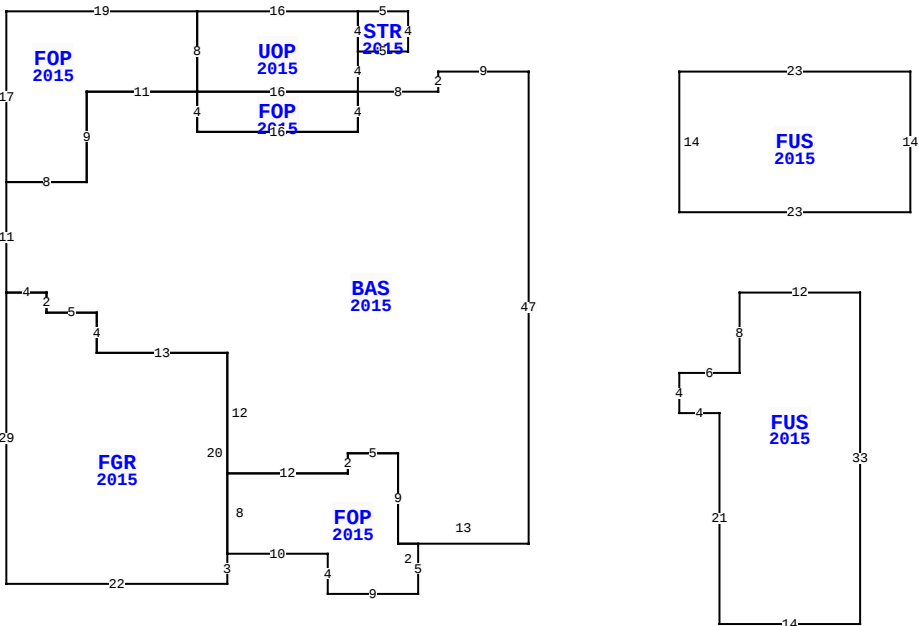
AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREAMARKET VALUE
BAS1,6311001,631202,916
FGR5505530237,573
FOP6430192,364
FOP18430556,842
FOP22430678,335
FUS32210032240,061
FUS46210046257,478
STR20102249
UOP12820263,235

TOTALS3,5852,886359,053

MARKET ADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBEONFNCTNORM% COND

0900012,886108.0060128.26370,15820152015003.0097.00

1 SNGL FAM - 100% - 2023Heated Area: 2415HX Base Yr 2023

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE359,053
TOTAL MARKET OB/XF VALUE3,984
TOTAL LAND VALUE - MARKET225,000
TOTAL MARKET VALUE588,037
SOH/AGL Deduction121,566
ASSESSED VALUE466,471
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE416,471
TOTAL JUST VALUE588,037
NCOSNVALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE505,722

Sales Data:
OFF RECORD NumberDATETYPEINSTQU / I / VRSNSALE PRICE
2598/089710/20/2022WDQI01699,000
GRANTOR: MCGETTRICK ROBERT F &
GRANTEE: RIDDELL CHRISTINA M
2389/11848/14/2020WDDQII01475,000
GRANTOR: BG RS RELOCATION INC
GRANTEE: MCGETTRICK ROBERT F

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2015] W9 S2 W8 UOP=[YR=2015] N4 STR=[YR=2015] E5 N4 W5 S4\$ N4 W16 FOP=[YR=2015] W19 S17 E8 N9 E11 FOP=[YR=2015] S4 E16 N4 W16\$ N8\$ S8 E16\$ S4 W16 N4 W11 S9 W8 S11
FGR=[YR=2015] S29 E22 N3 FOP=[YR=2015] E10 S4 E9 N5 W2 N9 W5 S2 W12 S8\$ N20 W13 N4 W5 N2 W4\$ E4 S2 E5 S4 E13 S12 E12 N2 E5 S9 E13 N47\$ PTR=E15 FUS=[YR=2015] E23 S14 W23 N14\$ W15\$
PTR=E15 S30 FUS=[YR=2015] E6 N8 E12 S33 W14 N21 W4 N4\$ N30 W15\$.

EXTRA FEATURES

LNOBI/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICERIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01000648.00SF5.205.20100201520153963,235

20810CONCRETE A01000120.00SF6.506.5010020152015396749

TOTAL OB/XF3,984

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT LND UTUNITDPHTFACT% TOT UNIT ADJPRICEPRICEADJ UNIT LAND OTHER AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1000100CSFR1000003R-10.000.001.00LT1.001.001.00225,000.00225,000.00225,000

REVIEW DATE 05/31/2018BY DJXTotal Acres: 0.00Total Land Value: 225,000Market: 0Agricultural: 0Common: 225,000PRINTED 08/02/2023 BY SYS