

BECKSTROM ERIC EDWARD & KATHRYN
598 AMELIA CIRCLE
FERNANDINA BEACH, FL 32034

00-00-31-1383-0019-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 60										0900 01 3,745 107.8200 128.04 479,510 2004 2004 0 0 9.00 91.00										Tax Group: 2 Tax Dist:									
Exterior Wall 23 REINF CONC 40										1 SNGL FAM - 100% - 2019 Heated Area: 3078 HX Base Yr 2019										BUILDING MARKET VALUE 436,354									
Roof Structur 08 IRREGULAR 100																				TOTAL MARKET OB/XF VALUE 64,975									
Roof Cover 03 COMP SHNGL 100																				TOTAL LAND VALUE - MARKET 225,000									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET VALUE 726,329									
Interior Floo 12 HARDWOOD 100																				SOH/AGL Deduction 277,238									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 449,091									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 399,091									
Bathrooms 4 100																				TOTAL JUST VALUE 726,329									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1.5 1.5 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 624,309									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				20200357 SWIM POOL 62,000 07/14/2020									
MAP NUM MKT AREA 01																				20170429 REMODEL 27,000 02/15/2017									
NEIGHBORHOOD/LOC 1007.00																				20102087 XFOB 100 12/07/2010									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				20040408 NEW CONSTR 171,000 03/02/2004									
BAS 2,480 100 2,480 288,960																													
FGR 976 55 537 62,569																													
FOP 40 30 12 1,398																													
FOP 392 30 118 13,749																													
FUS 560 100 560 65,249																													
SFB 48 80 38 4,428																													
TOTALS 4,496 3,745 436,354																													
EXTRA FEATURES										598 AMELIA CIR, FERNANDINA BEACH										BLD DATE									
																				XF 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 2004 2004 3 89 3,115																													
2 0877 JACUZZI 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 2004 2004 3 24 240																													
3 0810 CONCRETE A 0 100 0 0 1,510.00 SF 6.50 6.50 100 2004 2004 3 86 8,441																													
4 0920 CWALL-WD/M 0 100 0 0 20.00 LF 468.00 468.00 100 2004 2004 3 24 2,246																													
5 1241 WD DECK G 0 100 11 4 44.00 UT 11.50 11.50 100 2004 2004 3 40 202																													
6 0810 CONCRETE A 0 100 11 4 44.00 SF 6.50 6.50 100 2004 2004 3 86 246																													
7 0861 POOL GUNIT 0 100 0 0 450.00 SF 85.00 85.00 100 2021 2021 3 98 37,485																													
8 0855 CONC PAVER 0 100 0 0 1,300.00 SF 10.00 10.00 100 2021 2021 3 100 13,000																													
LAND DESCRIPTION										TOTAL OB/XF 64,975																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 0003 R-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 225,000.00 225,000.00 225,000																													
REVIEW DATE 02/28/2022 BY DJ										Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000										PRINTED 08/02/2023 BY SYS									