

S 10 FT OF LOT 43 & ALL OF
LOT 44 IN OR 2074/1710
ESMT OR 1448/234

OCEANS AMELIA LLC
1431 RIVERPLACE BLVD APT 3504
JACKSONVILLE, FL 32207

2023

00-00-31-1460-0043-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	10	TERRAZZO 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Story Height	0	100
RMS	0	100
Units	6	100
BUD8 Adjustme	02	DIST FB 100

Quality	05	Quality Level 05
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,186	100	2,186	411,927
FUS	2,412	100	2,412	454,515
UOP	593	20	119	22,424
UOP	670	20	134	25,251

TOTALS	5,861		4,851	914,117
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	
3	0810	CONCRETE A	0	0	0	0	595.00	SF	6.50	6.50	
4	0415	BEACHWALK	0	0	4	162	648.00	SF	5.75	5.75	
5	1242	WD DECK A	0	0	0	0	357.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000820	C	APARTMENTS	0	0004	C-1	85.00	200.00	17,000.00	SF	

REVIEW DATE	07/11/2017	BY	KK
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0302	03	4,851	122.4000	218.48	1,059,846	1946	2000	0	0	0	13.75	86.25
1 APART/LUX - 0% - 0												
Heated Area: 4598 HX Base Yr												

BLD DATE	07/11/2017	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
1990 S FLETCHER AVE, FERNANDINA BEACH				

TOTAL OB/XF												
5,910												

Total Acres:	0.00	Total Land Value:	1,275,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		914,117	
TOTAL MARKET OB/XF VALUE		5,910	
TOTAL LAND VALUE - MARKET		1,275,000	
TOTAL MARKET VALUE		2,195,027	
SOH/AGL Deduction		721,127	
ASSESSED VALUE		1,473,900	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,473,900	
TOTAL JUST VALUE		2,195,027	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,110,815	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012461	REPAIR/RRF	48,000	11/12/2001
B969708	ADDITION	2,000	03/28/1996
6789	REPAIR/RRF	7,000	10/28/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2074/1710	9/28/2016	WD	Q	I	02	750,000
GRANTOR: TITCOMB EARL F SR TRU						
GRANTEE: OCEANS AMELIA LLC						
1007/0375	9/10/2001	QC	U	I	06	100
GRANTOR: TITCOMB EARL F & LUCY						
GRANTEE: TITCOMB EARL F SR T						

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1993] W67 S10 BAS=[YR=1993] S32 E67 N32 W40 N7 W06 S7 W21 \$ E16 N7 E11 S7 E40 N10 \$ PTR= E15 UOP=[YR=1993] E67 S10 FUS=[YR=1993] S36 W67 N36 E67 \$ W67 N10 \$ W15 \$.											