BLOCK 4 LOTS 3 4 6 & 8
OLD TOWN

BROCATO BYRON B/TUFAROLO ANDREA J
205 AMELIA ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0004-0030

BUILDING CHARACTERISTICS

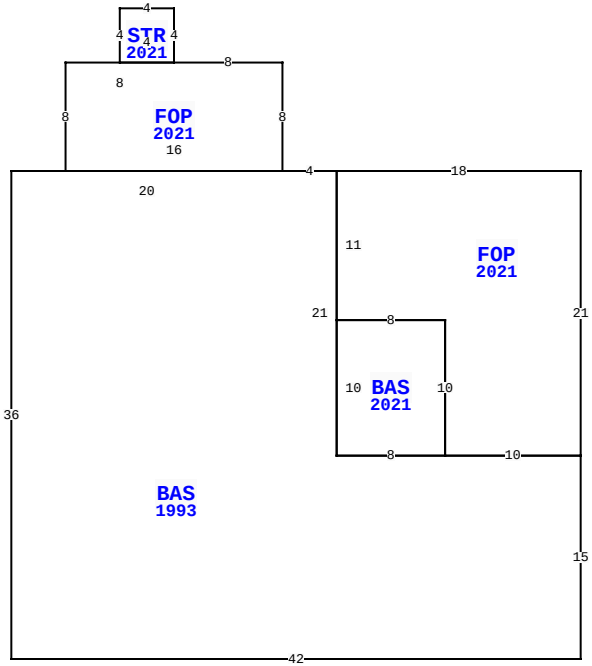
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1,134	113,700
BAS	80	100	80	8,021
FOP	128	30	38	3,810
FOP	298	30	89	8,923
STR	16	10	2	200
TOTALS	1,656		1,343	134,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,343	132.0176	119.15	160,018	1950	1990	0	0	0	15.85	84.15

1 SINGLE FAM – 100% - 2022 Heated Area: 1214 HX Base Yr 2022



205 AMELIA ST, FERNANDINA BEACH

BLD DATE	07/24/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,872
TOTAL MARKET OB/XF VALUE		31,199
TOTAL LAND VALUE - MARKET		583,800
TOTAL MARKET VALUE		776,871
SOH/AGL Deduction		230,899
ASSESSED VALUE		545,972
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		495,972
TOTAL JUST VALUE		776,871
NCON VALUE		11,279
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200778	REMODEL	0	11/24/2020
20080507	DEMOLITION	5,000	03/28/2008
20070960	DEMOLITION	500	05/31/2007
20070119	DEMOLITION	400	01/24/2007
5601	REPAIR/RRF	1,000	09/25/1989
3088	REMODEL	10,000	12/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2386/1878	8/26/2020	WD	Q	V	01	162,000
GRANTOR: MOBLEY JEANETTE REV L						
GRANTEE: TUFAROLO ANDREA & B						
2306/0867	9/23/2019	WD	Q	I	01	245,000
GRANTOR: BRAZELL THOMAS L						
GRANTEE: BROCATO BYRON B & A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W18 BAS=[YR=1993] W4 FOP=[YR=2021] N8 W8
STR=[YR=2021] N4 W4 S4 E4$ W8 S8 E16$ W20 S36 E42 N15 W10
BAS=[YR=2021] N10 W8 S10 E8$ W8 N21$ S11 E8 S10 E10 N21$.

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	21	21	441.00	SF	10.00	10.00	100	2021	2021	3	100	4,410	
2	0855	CONC PAVER	0	100	23	18	414.00	SF	10.00	10.00	100	2021	2021	3	100	4,140	
3	0855	CONC PAVER	0	100	21	15	315.00	SF	10.00	10.00	100	2021	2021	3	100	3,150	
4	0855	CONC PAVER	0	100	0	0	972.00	SF	10.00	10.00	100	2021	2021	3	100	9,720	
5	0940	SHEDS/PORT	0	100	10	15	150.00	SF	45.00	45.00	100	2021	2021	3	97	6,548	
6	0350	CARPORT WD	0	100	9	15	135.00	SF	13.00	13.00	100	2021	2021	3	97	1,702	
7	1242	WD DECK A	0	100	2	10	20.00	SF	10.00	10.00	100	2021	2021	3	97	194	
8	1242	WD DECK A	0	100	2	8	16.00	SF	10.00	10.00	100	2021	2021	3	97	155	
9	0855	CONC PAVER	0	100	0	0	118.00	SF	10.00	10.00	100	2021	2021	3	100	1,180	

LAND DESCRIPTION

TOTAL OB/XF 31,199

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	0010		139.00	93.00	139.00	FF		1.00	1.00	1.20	3,500.00	4,200.00	583,800							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 583,800 Market: 0 Agricultural: 0 Common: 583,800 PRINTED 08/02/2023 BY SYS

BLOCK 4 LOTS 3 4 6 & 8
OLD TOWN

BROCATO BYRON B/TUFAROLO ANDREA J
205 AMELIA ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0004-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

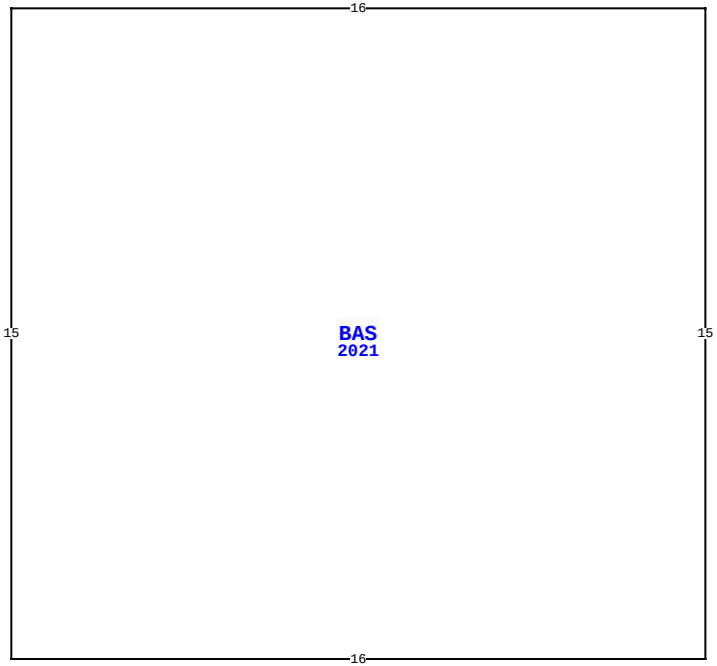
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	240	15,938
TOTALS	240		240	15,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	240	132.8250	66.41	15,938	2021	2021	0	0	0	0.00	100.00

2 ACCESORY U – 100% - 2022 Heated Area: 240 HX Base Yr 2022



205 AMELIA ST, FERNANDINA BEACH

BLD DATE	07/24/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		495,972
TOTAL JUST VALUE		776,871
NCON VALUE		11,279
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/1878	8/26/2020	WD	Q	V	01	162,000
GRANTOR: MOBLEY JEANETTE REV L						
GRANTEE: TUFAROLO ANDREA & B						
2306/0867	9/23/2019	WD	Q	I	01	245,000
GRANTOR: BRAZELL THOMAS L						
GRANTEE: BROCATO BYRON B & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 S15 E16 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 583,800 Market: 0 Agricultural: 0 Common: 583,800 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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Exterior Wall	10	ABOVE AVG 100
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Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

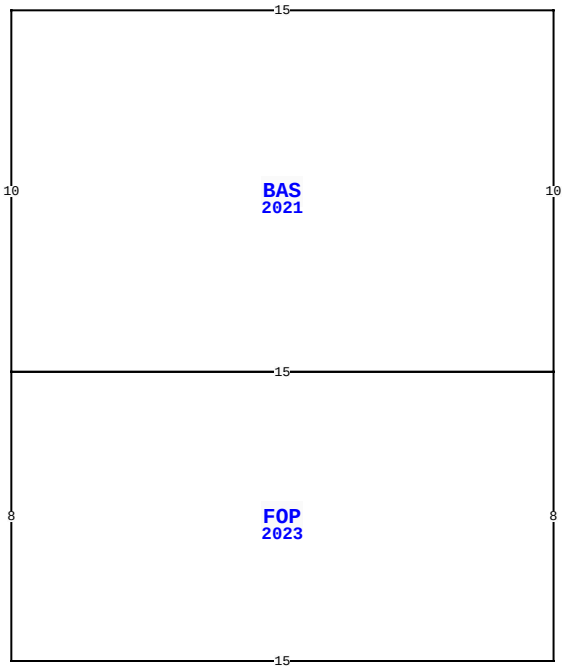
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	150	100	150	9,096
FOP	120	30	36	2,183
TOTALS	270		186	11,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	186	121.2750	60.64	11,279	2022	2022	0	0	0	0.00	100.00

3 ACCESORY U – 100% - 2023 Heated Area: 150 HX Base Yr 2022



205 AMELIA ST, FERNANDINA BEACH

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XF DATE		LAND DATE	
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GRANTEE: TUFAROLO ANDREA & B						
2306/0867	9/23/2019	WD	Q	I	01	245,000
GRANTOR: BRAZELL THOMAS L						
GRANTEE: BROCATO BYRON B & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W15 S10 E15 N10 $
FOP=[YR=2023;ORIG=-15,10] E15 S8 W15 N8 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 583,800 Market: 0 Agricultural: 0 Common: 583,800 PRINTED 08/02/2023 BY SYS