BLOCK 9 N1/2 OF LOT 10 &
LOT 13 IN OR 1941/904
OLD TOWN

MANUS KELLY HOVEY
111 S 5TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0009-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

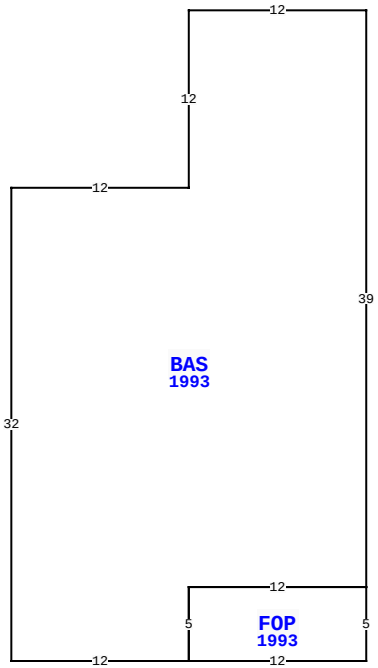
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	852	100	852	196,911
FOP	60	30	18	4,159
TOTALS	912		870	201,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	870	128.2500	152.30	132,501	1938	1938	0	151	51.75	28.25	151.75

1 SNGL FAM – 0% - 0 Heated Area: 852 HX Base Yr



208 AMELIA ST, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	201,070
TOTAL MARKET OB/XF VALUE	3,023
TOTAL LAND VALUE - MARKET	195,720
TOTAL MARKET VALUE	399,813
SOH/AGL Deduction	108,805
ASSESSED VALUE	291,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,008
TOTAL JUST VALUE	399,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080294	REPAIR/RRF	4,500	02/27/2008
20053106	REPAIR/RRF	3,000	12/05/2005
20040310	XFOB	2,000	02/24/2004
20034395	REMODEL	3,000	12/31/2003
20034215	H/AC	4,000	12/02/2003
20034013	REMODEL	2,000	10/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1941/0904	10/09/2014	WD	Q	I	01	190,000
GRANTOR: LAMPSON BRIDGET A						
GRANTEE: HOVEY KELLY						
1307/0210	4/05/2005	QC	U	I	01	100
GRANTOR: LAMPSON DAVID & CHERY						
GRANTEE: LAMPSON BRIDGET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S12 W12 S32 E12 FOP=[YR=1993] E12 N5 W12 S5 $ N5 E12 N39 $.

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
3	1242	WD DECK A	0	0	7	5	35.00	SF	10.00	10.00	100	2004	2004	3	24	84	
4	1242	WD DECK A	0	0	15	5	75.00	SF	11.00	11.00	100	2004	2004	3	24	198	
5	0855	CONC PAVER	0	0	0	0	240.00	SF	10.00	10.00	100	2007	2007	3	89	2,136	
6	1076	TRELLIS A	0	0	12	12	144.00	SF	7.50	7.50	100	2008	2008	3	56	605	

LAND DESCRIPTION

TOTAL OB/XF 3,023

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	0	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	1.20	3,500.00	4,200.00	195,720							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 195,720 Market: 0 Agricultural: 0 Common: 195,720 PRINTED 08/02/2023 BY SYS