

E 114 FT OF W 219 FT OF NLY
136.5 FT OF S1/2 OF OUTLOT 229
IN OR 943/867

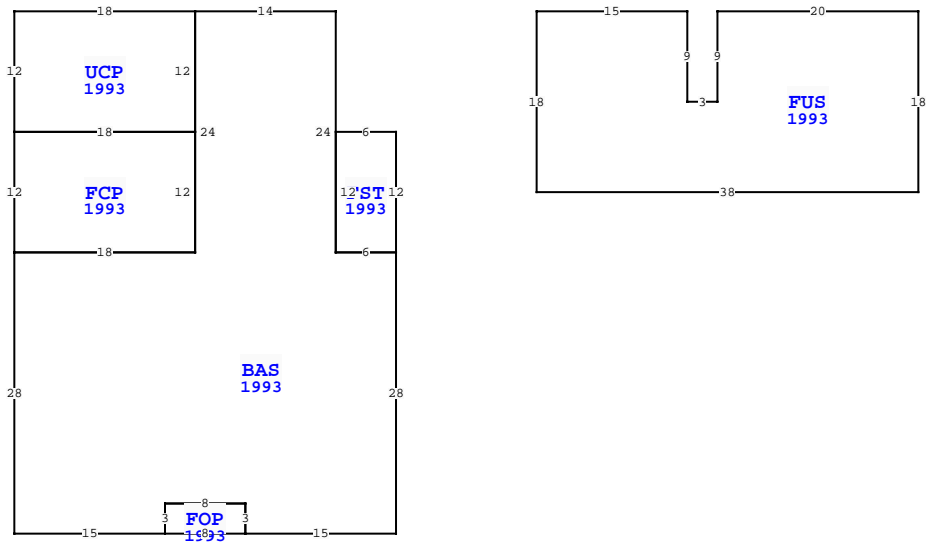
HART CATHERINE
1813 AMELIA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0229-0010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	06	MANSARD 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 80	
Interior Wall	08	DECORATIVE 20	
Interior Floor	14	CARPET 80	
Interior Floor	07	CORK/VTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1008.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,376	100	1,376
FCP	216	25	54
FOP	24	30	7
FST	72	55	40
FUS	657	100	657
UCP	216	20	43
TOTALS	2,561		2,177

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,177	106.8200	96.41	209,885	1975	1980	0	0	17.75	82.25
1 SINGLE FAM - 100% - 1993 Heated Area: 2033 HX Base Yr 1993											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			172,630
TOTAL MARKET OB/XF VALUE			3,537
TOTAL LAND VALUE - MARKET			242,136
TOTAL MARKET VALUE			418,303
SOH/AGL Deduction			281,023
ASSESSED VALUE			137,280
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			87,280
TOTAL JUST VALUE			418,303
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			356,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122135	RE-ROOF W/30YR AR	9,500	10/15/2012
4809	RE-ROOF	5,000	04/26/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0943/0867	8/03/2000	WD	U	I	01	44,000
GRANTOR: MATTHEWS BRYAN H						
GRANTEE: MATTHEWS CATHERINE						
0661/1607	6/22/1992	WD	Q	I		91,000
GRANTOR: CLARK VANDER JR & S						
GRANTEE: MATTHEWS BRYAN & C						

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	38	1,330	
3	0940	SHEDS/PORT	0	100	16	8	SF	30.00	30.00	100	1975	1975	3	20	768	
4	0812	CONCRETE C	0	100	0	1,332.00	SF	4.00	4.00	100	1975	1975	3	27	1,439	
TOTALS															3,537	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0007		114.00	167.00	114.00	FF	1	1.18	1.00	0.89	2,400.00	2,124.00	242,136							