

LOT 33
IN OR 2038/1385
THE RESIDENCE @ AMELIA

OGC RESIDENTIAL PROPERTIES LLC
11102 KEY WOODLEY DR
JACKSONVILLE, FL 32218

2023

00-00-31-1651-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	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	1049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	893	100	893	121,204
FGR	438	55	241	32,710
FOP	66	30	20	2,714
FUS	977	100	977	132,604

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	764.00	SF	5.20
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
4	0810	CONCRETE A	0	0	0	0	336.00	SF	6.50
5	1242	WD DECK A	0	0	0	0	350.00	SF	10.00
6	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003		100.00	130.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,131	126.1554	179.77	383,090	1991	1991	0	0
1 SFR CUST - 0% - 0									
Heated Area: 1870									
HX Base Yr									

TOTAL OB/XF									
7,265									

TOTAL OB/XF									
7,265									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
289,233									
TOTAL MARKET OB/XF VALUE									
7,265									
TOTAL LAND VALUE - MARKET									
160,000									
TOTAL MARKET VALUE									
456,498									
SOH/AGL Deduction									
93,689									
ASSESSED VALUE									
362,809									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
362,809									
TOTAL JUST VALUE									
456,498									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
355,848									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081608	ADDITION	5,500	10/23/2008
20041831	REPAIR/RRF	2,000	10/11/2004
7792	XFOB	1,200	07/08/1993
6648	NEW CONSTR	73,000	07/08/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2038/1385	4/06/2016	WD	Q	I	01	350,000	
GRANTOR: ROBERTS JANICE							
GRANTEE: OGC RESIDENTIAL PRO							
1330/1654	7/06/2005	WD	Q	I		430,000	
GRANTOR: BELDEN WILLIAM C & EM							
GRANTEE: ROBERTS JANICE & RO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W26 S8 D5 L5 W9 S19 E14 FOP=[YR=1993] S11 E6									
FGR=[YR=1993] E20 N24 W6 S3 W14 S21\$ N11 W6\$ E6 N10 E14 N3 E6									
N19\$ PTR= E15 FUS=[YR=1993] E26 S41W11 S2 W15 N11 E6 N7 W2 N8									
E2 N1 E7 N3 W13 N13 \$ W15 \$.									