

LOT 36
IN OR 1679/1632
THE RESIDENCE @ AMELIA

METZGER ROBERT S
P O BOX 17101
FERNANDINA BEACH, FL 32035

2023

00-00-31-1651-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	5 100
Frame	02	WOOD FRAME 100
Stories	2	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
------------------	---------

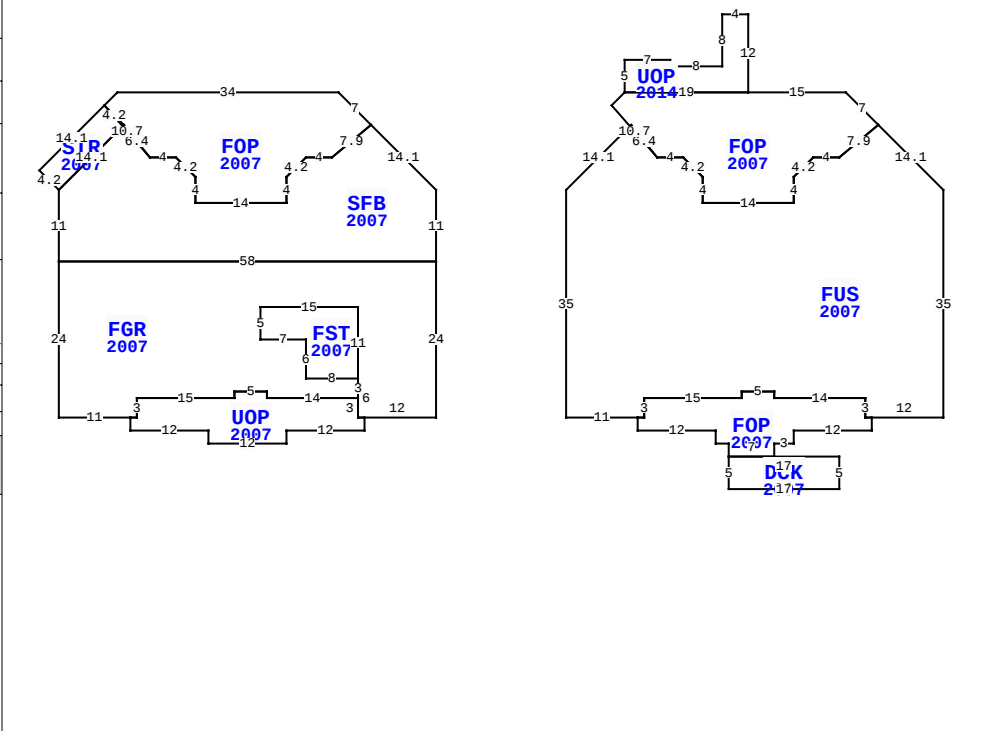
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
DCK	85	10	8	1,136
FGR	1,285	55	707	100,414
FOP	217	30	65	9,231
FOP	460	30	138	19,600
FOP	460	30	138	19,600
FST	123	55	68	9,658
FUS	2,131	100	2,131	302,662
SFB	846	80	677	96,153
STR	60	10	6	852
UOP	203	20	41	5,823
TOTALS	5,985		4,002	568,396

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	
1	0500	FP-PRE FAB	0 100	0	0	
3	1126	CB/STC 8"	0 100	0	0	
4	0812	CONCRETE C	0 100	0	0	
5	1244	WD DECK EX	0 100	0	0	
6	0940	SHEDS/PORT	0 100	0	0	

LAND DESCRIPTION			TOTAL OB/XF 26,795													
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
1	000100	C	SFR	100	0003		90.00	145.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,002	107.4612	153.13	612,826	2007	2007	0	0	0	92.75
1 SFR CUST - 100% - 2011 Heated Area: 2808 HX Base Yr 2011											



** This building has 11 Sub-Areas

2157 1ST AVE, FERNANDINA BEACH

BLD DATE	02/26/2008	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			568,396
TOTAL MARKET OB/XF VALUE			26,795
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			755,191
SOH/AGL Deduction			345,299
ASSESSED VALUE			409,892
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			359,892
TOTAL JUST VALUE			755,191
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			579,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141672	DECK	60,000	07/29/2014
20060999	ELEC OTHER	15,000	05/10/2006
20060983	OTHER	10,000	05/08/2006
20060731	NEW CONSTR	320,000	04/12/2006
20060062	DEMOLITION	0	01/11/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1679/1632	5/28/2010	WD	Q	I	02
GRANTOR: HOVEN DAVID F & KAREN					
GRANTEE: METZGER ROBERT S					
1001/1058	8/07/2001	WD	Q	V	
GRANTOR: PINEIRO EDUARD E					
GRANTEE: HOVEN DAVID & KAREN					

BUILDING NOTES

SFB=[YR=2007] U10 L10 FOP=[YR=2007] U5 L5 W34 D2 L2
STR=[YR=2007] D10 L10 D3 R3 U10 R10 U3 L3 \$ D8 R7 E4
D3 R3 S4 E14 N4 U3 R3 E4 U5 R6 \$ D5 L6 W4 D3 L3 S4
W14 N4 U3 L3 W4 U5 L4 L10 D10 S11 FGR=[YR=2007] S24 E11
UOP=[YR=2007] S2 E12 S2 E12 N2 E12 N2 W1 N3 W14 N1 W5 S1 W15
S3 W1\$ E1 N3 E15 N1 E5 S1 E14 N3 FST=[YR=2007] N11 W15 S5 E7
S6 E8\$ S6 E12 N24 W58\$ E58 N11\$ PTR=E20 FUS=[YR=2007] S35
E11 FOP=[YR=2007] S2 E12 S2 E2 S2 DCK=[YR=2007] S5 E17 N5
W17\$ E7 N2 E3 N2 E12 N2 W1 N3 W14 N1 W5 S1 W15 S3 W1\$ E1 N3
E15 N1 E5 S1 E14 S3 E12 N35 U10 L10 FOP=[YR=2007] U5 L5
W15 UOP=[YR=2014] N12 W4 S8 W8 N1 W7 S5 E19\$W19 D2 L2 D8
R7 E4 D3 R3 S4 E14 N4 U3 R3 E4 U5 R6 \$ D5 L6 W4 D3 L3