LOT 37
THE RESIDENCE @ AMELIA
LANDINGS #1 PB 5/247

WORMHOUDT JAMES F & DEBRA C
2169 1ST AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0037-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

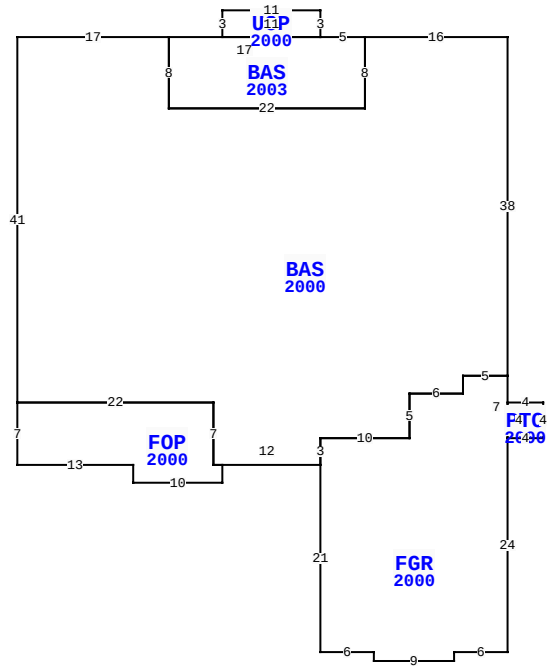
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1049.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,182	100	2,182	307,170
BAS	176	100	176	24,776
FGR	578	55	318	44,766
FOP	174	30	52	7,320
PTO	16	5	1	141
UOP	33	20	7	985
TOTALS	3,159		2,736	385,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,736	110.3760	157.29	430,345	2000	2000	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2006 Heated Area: 2358 HX Base Yr 2006



2169 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		385,159
TOTAL MARKET OB/XF VALUE		16,406
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		561,565
SOH/AGL Deduction		253,531
ASSESSED VALUE		308,034
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,034
TOTAL JUST VALUE		561,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060044	XFOB	6,000	01/10/2006
B033031	REMODEL	8,000	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2532/1007	1/18/2022	QC	U	I	11	227,000
GRANTOR: NICHOLLS LISA M						
GRANTEE: WORMHOUDT JAMES F &						
1678/1102	5/24/2010	DG	U	I	16	100
GRANTOR: WORMHOUDT JAMES F & L						
GRANTEE: WORMHOUDT JAMES F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 BAS=[YR=2003] W5 UOP=[YR=2000] N3 W11 S3 E11$ W17 S8 E22 N8$ S8 W22 N8 W17 S41 FOP=[YR=2000] S7 E13 S2 E10 N2 W1 N7 W22$ E22 S7 E12 FGR=[YR=2000] S21 E6 S1 E9 N1 E6N24 PTO=[YR=2000] E4 N4 W4 S4$ N7 W5S2 W6 S5 W10 S3$ N3 E10 N5 E6 N2 E5 N38$.

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	0812	CONCRETE C	0	100	0	0	1,272.00	SF	4.00	4.00	100	2000	2000	3	80	4,070	
2	0855	CONC PAVER	0	100	0	0	457.00	SF	10.00	10.00	100	2005	2005	3	87	3,976	
3	0462	ST/AL FNC	0	100	111	4	444.00	SF	10.00	10.00	100	2005	2005	3	44	1,954	
4	0300	BOAT DCK W	0	100	0	0	308.00	SF	40.00	40.00	100	2007	2007	3	52	6,406	

LAND DESCRIPTION

TOTAL OB/XF 16,406

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	0003		80.00	183.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS