LOT 38
IN OR 765/129
THE RESIDENCE @ AMELIA

GILDER FRANK & KAY
2171 1ST AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0038-0000

BUILDING CHARACTERISTICS

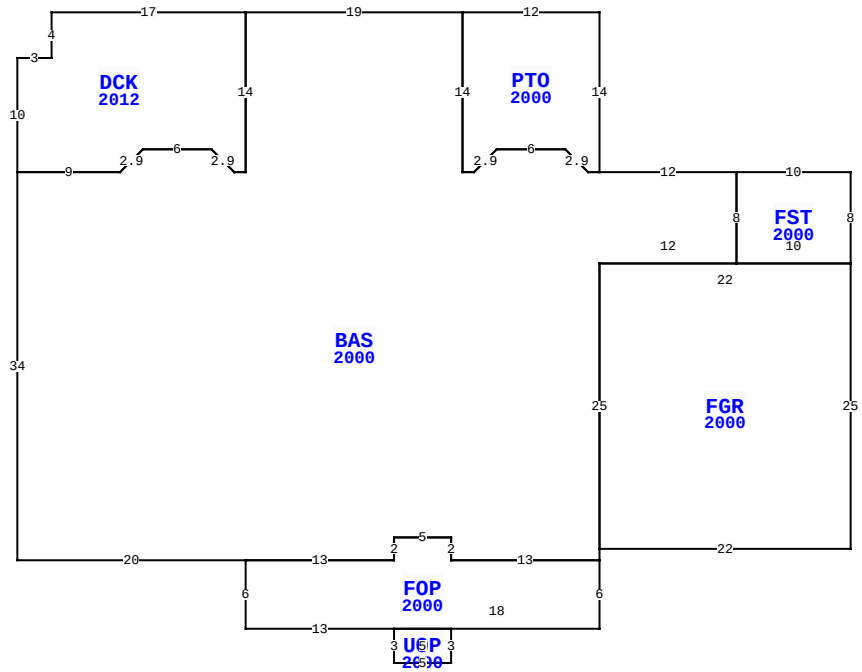
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2,118	100	2,118	299,506
DCK	252	10	25	3,535
FGR	550	55	302	42,706
FOP	196	30	59	8,343
FST	80	55	44	6,222
PTO	152	5	8	1,131
UOP	15	20	3	424
TOTALS	3,363		2,559	361,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,559	110.8800	158.00	404,322	2000	2000	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2001 Heated Area: 2118 HX Base Yr 2001



2171 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		361,868
TOTAL MARKET OB/XF VALUE		4,202
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		526,070
SOH/AGL Deduction		259,599
ASSESSED VALUE		266,471
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		211,471
TOTAL JUST VALUE		526,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B991799	NEW CONSTR	160,000	12/13/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0765/0129	7/15/1996	WD	Q	V		34,500
GRANTOR: INVESTMENTS UNLIMITED						
GRANTEE: GILDER FRANK & KAY						
0628/1109	6/14/1991	WD	U	V	09	80,000
GRANTOR: AMELIA LANDINGS CO						
GRANTEE: INVESTMNTS UNLIMITE						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2000] W10 BAS=[YR=2000] W12 PTO=[YR=2000] N14 W12 S14 E1 U2 R2 E6 D2 R2 E1$ W1 U2 L2 W6 D2 L2 W1 N14 W19 DCK=[YR=2012] W17 S4 W3 S10 E9 U2 R2 E6 R2 D2 E1 N14$ S14 W1 U2 L2 W6 D2 L2 W9 S34 E20 FOP=[YR=2000] S6 E13 UOP=[YR=2000] S3 E5 N3 W5$ E18 N6 W13 N2 W5 S2 W13$ E13 N2 E5 S2 E13 N1 FGR=[YR=2000] E22 N25 W22 S25 $ N25 E12 N8$ S8 E10 N8$.

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	0811	CONCRETE B	0	100	0	0	890.00	SF	5.20	5.20	100	2000	2000	3	80	3,702	
2	0810	CONCRETE A	0	100	18	5	90.00	SF	6.50	6.50	100	2000	2000	3	80	468	
3	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2000	2000	3	20	32	

LAND DESCRIPTION

TOTAL OB/XF 4,202

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		90.00	186.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 05/26/2017 BY DJX Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS