

LOT 43 EX S-1
IN OR 1045/1015
THE RESIDENCE @ AMELIA LANDING

BENDER DAVID P
2208 OFFSHORE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

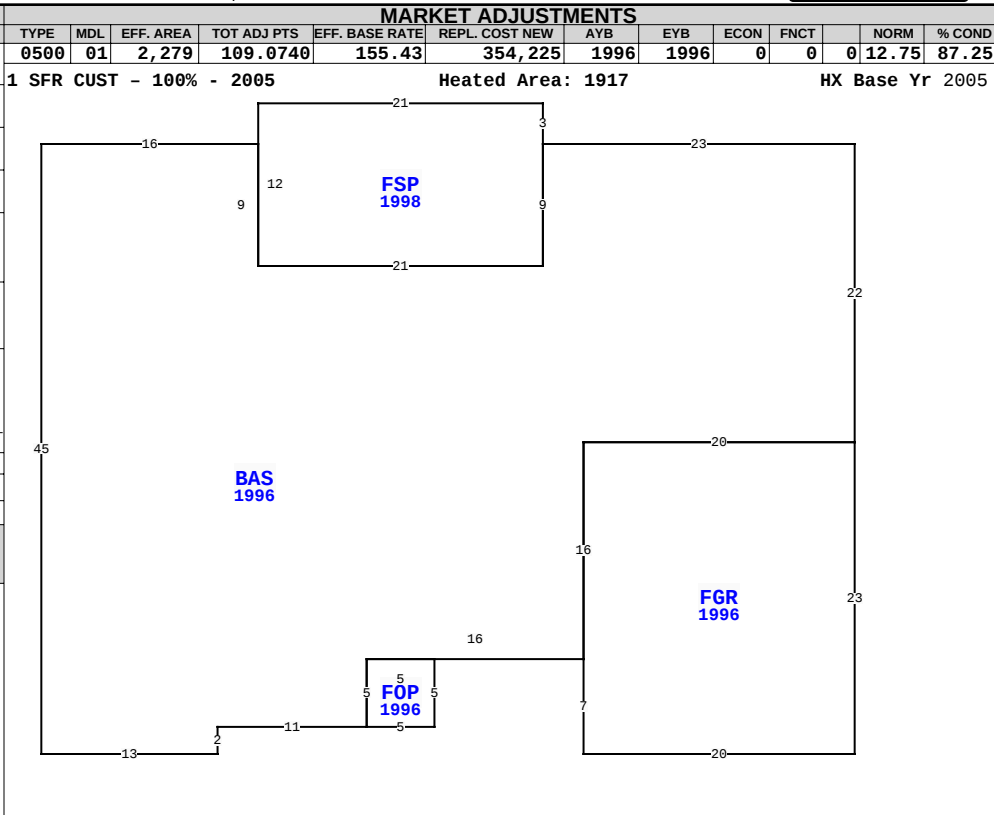
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,917	100	1,917	259,969
FGR	460	55	253	34,310
FOP	25	30	8	1,085
FSP	252	40	101	13,697

TOTALS	2,654	2,279	309,061
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	746.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
3,117											

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3,117											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 2	Tax Dist:										
BUILDING MARKET VALUE	309,061										
TOTAL MARKET OB/XF VALUE	3,117										
TOTAL LAND VALUE - MARKET	160,000										
TOTAL MARKET VALUE	472,178										
SOH/AGL Deduction	209,978										
ASSESSED VALUE	262,200										
TOTAL EXEMPTION VALUE	55,000										
BASE TAXABLE VALUE	207,200										
TOTAL JUST VALUE	472,178										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	377,624										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983886	ADDITION	3,329	07/01/1998
B969555	NEW CONSTR	86,084	01/26/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1045/1015	3/25/2002	WD	Q	I		202,000	
GRANTOR:HARRISON FREDERICK C							
GRANTEE:BENDER DAVID P & EL							
0833/0470	5/08/1998	WD	Q	I		145,000	
GRANTOR:COLVIN BRYAN KEITH &							
GRANTEE:HARRISON FREDERICK							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W23 FSP=[YR=1998] N3 W21 S12 E21 N9\$ S9 W21 N9 W16 S45 E13 N2 E11 FOP=[YR=1996] E5 N5 W5 S5\$ N5 E16 FGR=[YR=1996] S7 E20 N23 W20 S16 \$ N16 E20 N22\$.											