

LOT 50 THE RESIDENCE @ AMELIA
LANDINGS #3 PB 5/251 &
PT OF LOT 10

FALLON ROBERT & DARYL
2219 OFFSHORE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0050-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 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	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

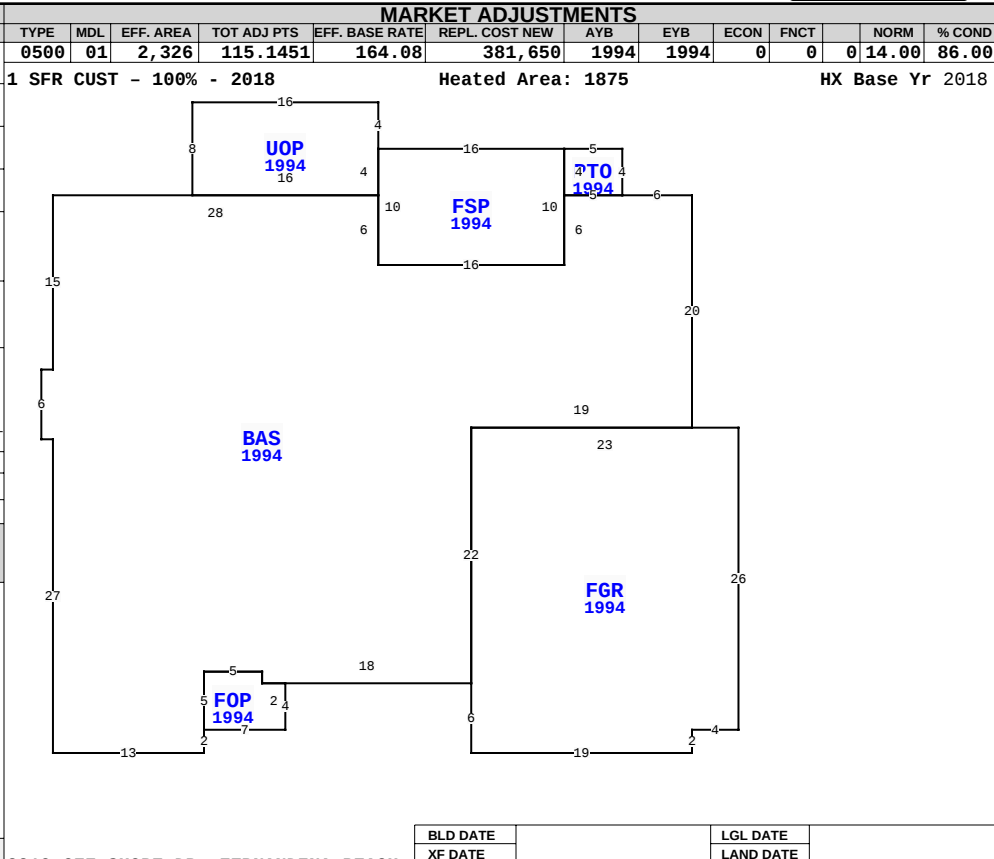
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1049.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	1,875	264,579
FGR	636	55	350	49,388
FOP	33	30	10	1,411
FSP	160	40	64	9,031
PTO	20	5	1	141
UOP	128	20	26	3,669

TOTALS	2,852		2,326	328,219
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,060.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	
5	0858	SCULP CONC	0	100	0	0	272.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	
2	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	



2219 OFF SHORE DR, FERNANDINA BEACH					INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
1,060.00	SF	4.00	4.00	100	1994	1994	3	70	2,968	
72.00	SF	6.50	6.50	100	1994	1994	3	70	328	
36.00	SF	6.50	6.50	100	1994	1994	3	70	164	
272.00	SF	13.00	13.00	100	1995	1995	3	91	3,218	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		328, 219	
TOTAL MARKET OB/XF VALUE		9, 373	
TOTAL LAND VALUE - MARKET		192,000	
TOTAL MARKET VALUE		529, 592	
SOH/AGL Deduction		189, 634	
ASSESSED VALUE		339, 958	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		289, 958	
TOTAL JUST VALUE		529, 592	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		415, 835	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8085	NEW CONSTR	87,900	01/06/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2112/0663	4/06/2017	WD	Q	I	01
GRANTOR: GRIFFIN PHILIP H & JA					
GRANTEE: FALLON ROBERT & DAR					
1034/1688	2/04/2002	WD	Q	I	
GRANTOR: GRAY H MARK & WILLIAM					
GRANTEE: GRIFFIN PHILIP H &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1994] W6 PTO=[YR=1994] N4 W5 FSP=[YR=1994] W16 UOP=[YR=1994] N4 W16 S8 E16 N4 \$ S10 E16 N10 \$ S4 E5 \$ W5 S6 W16 N6 W28 S15 W1 S6 E1 S27 E13 N2 FOP=[YR=1994] E7 N4 W2 N1 W5 S5 \$ N5 E5 S1 E18 FGR=[YR=1994] S6 E19 N2 E4 N26 W23 S22 \$ N22 E19 N20 \$.					