

LOT 51
IN OR 2216/14
THE RESIDENCE @ AMELIA

BEDDINGTON LEONARD & DARLENE
2217 OFF SHORE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0051-0000



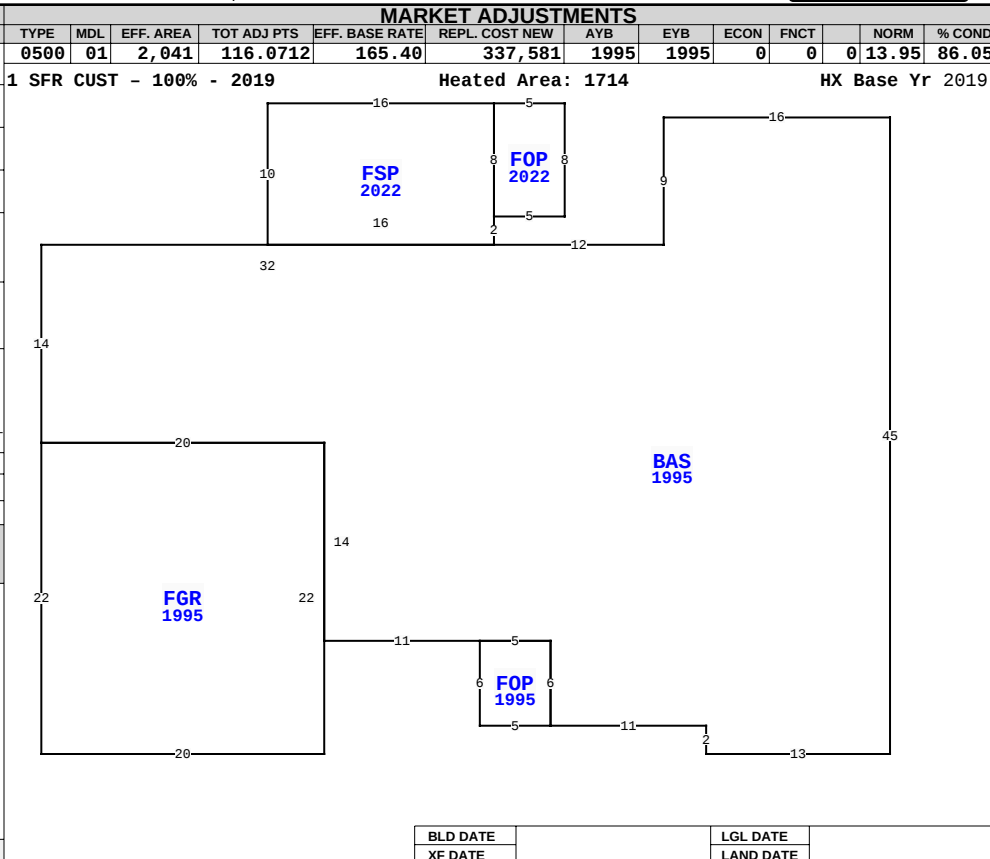
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	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	1,714	100	1,714	243,948
FGR	440	55	242	34,443
FOP	30	30	9	1,281
FOP	40	30	12	1,708
FSP	160	40	64	9,109
TOTALS	2,384		2,041	290,488

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3
2	0811	CONCRETE B	0	100	43	688.00	SF	5.20	5.20	100	1995	1995	3
3	0810	CONCRETE A	0	100	19	57.00	SF	6.50	6.50	100	1995	1995	3

LAND DESCRIPTION													
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
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00



TOTAL OB/XF													
5,608													

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5,608													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		290,488	
TOTAL MARKET OB/XF VALUE		5,608	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		456,096	
SOH/AGL Deduction		139,117	
ASSESSED VALUE		316,979	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		266,979	
TOTAL JUST VALUE		456,096	
NCON VALUE		15,427	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		366,301	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222585	XFOB	0	10/26/2022
20122531	ROOF	10,800	12/18/2012
B984340	REMODEL	7,600	09/28/1998
B969723	ADDITION	1,911	04/03/1996
B8961	NEW CONSTR	75,355	03/29/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/0014	7/30/2018	WD	Q	I	01	384,000
GRANTOR: OWEN BARRY N & DOROTH						
GRANTEE: BEDDINGTON LEONARD						
1306/1817	4/05/2005	WD	Q	I		307,000
GRANTOR: BASSETT LOUIS C & SHA						
GRANTEE: OWEN BARRY N & DORO						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1995] W16 S9 W12 FSP=[YR=2022] N2 FOP=[YR=2022] E5 N8 W5 S8\$ N8 W16 S10 E16\$ W32 S14 FGR=[YR=1995] S22 E20 N22 W20\$ E20 S14 E11 FOP=[YR=1995] S6 E5 N6 W5\$ E5 S6 E11 S2 E13 N45\$.													