

LOT 52
IN OR 2091/579
THE RESIDENCE @ AMELIA

CHELLEMI DANIEL O &/LAVIN MARY CATHLEEN
2205 OFFSHORE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0052-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	14 CARPET 60
Interior Floor	11 CLAY TILE 40
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	

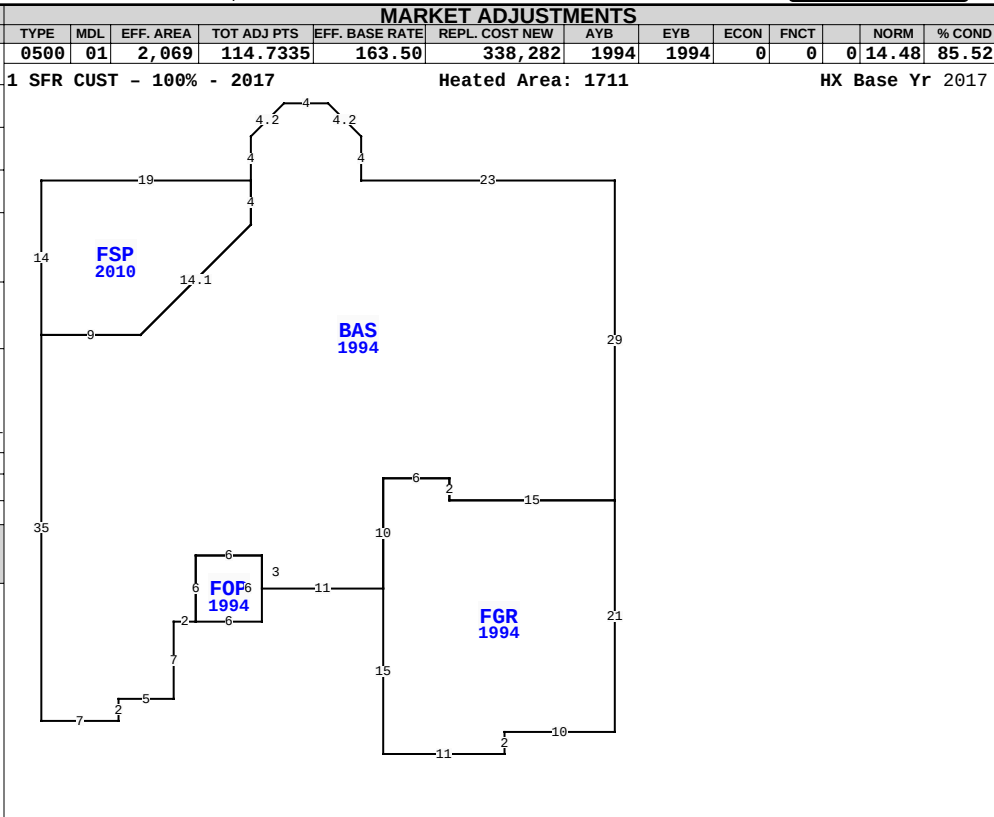
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1,711	239,241
FGR	475	55	261	36,495
FOP	36	30	11	1,539
FSP	216	40	86	12,025

TOTALS	2,438	2,069	289,299
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	869.00	SF	5.20	
3	0810	CONCRETE A	0 100	0	0	97.00	SF	6.50	

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

REVIEW DATE	12/28/2022	BY	TWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF									
6,299									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

REVIEW DATE	12/28/2022	BY	TWA
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Total Acres:	0.00	Total Land Value:	160,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		289,299	
TOTAL MARKET OB/XF VALUE		6,299	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		455,598	
SOH/AGL Deduction		165,046	
ASSESSED VALUE		290,552	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		240,552	
TOTAL JUST VALUE		455,598	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		354,879	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101233	H/AC	5,200	07/28/2010
8145	NEW CONSTR	87,750	02/16/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2091/0579	12/19/2016	TD	Q	I	01
SALE PRICE					
335,000					
GRANTOR: RUDOLPH LIVING TRUST					
GRANTEE: CHELLEMI DANIEL O &					
1937/0187	3/26/2013	WD	U	I	11
GRANTOR: RUDOLPH FRED J & NANC					
GRANTEE: RUDOLPH LIVING TRUS					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1994] W23 N4 U3 L3 W4 D3 L3 S4 FSP=[YR=2010] W19 S14 E9 U10 R10 N4\$ S4 D10 L10 W9 S35 E7 N2 E5 N7 E2 FOP=[YR=1994] E6 N6 W6 S6 \$ N6 E6 S3 E11 FGR=[YR=1994] S15 E11 N2 E10 N21 W15 N2 W6 S10 \$ N10 E6 S2 E15 N29 \$.					

OTHER ADJUSTMENTS AND NOTES					

Common:	160,000
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