

LOT 101 & PT OF UNNAMED TRACT
IN OR 2094/1097
THE RESIDENCE @ AMELIA

TZAMARAS ATHANASIOS D
2164 KETCH CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0101-0000



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 70
Interior Floo	12	HARDWOOD 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
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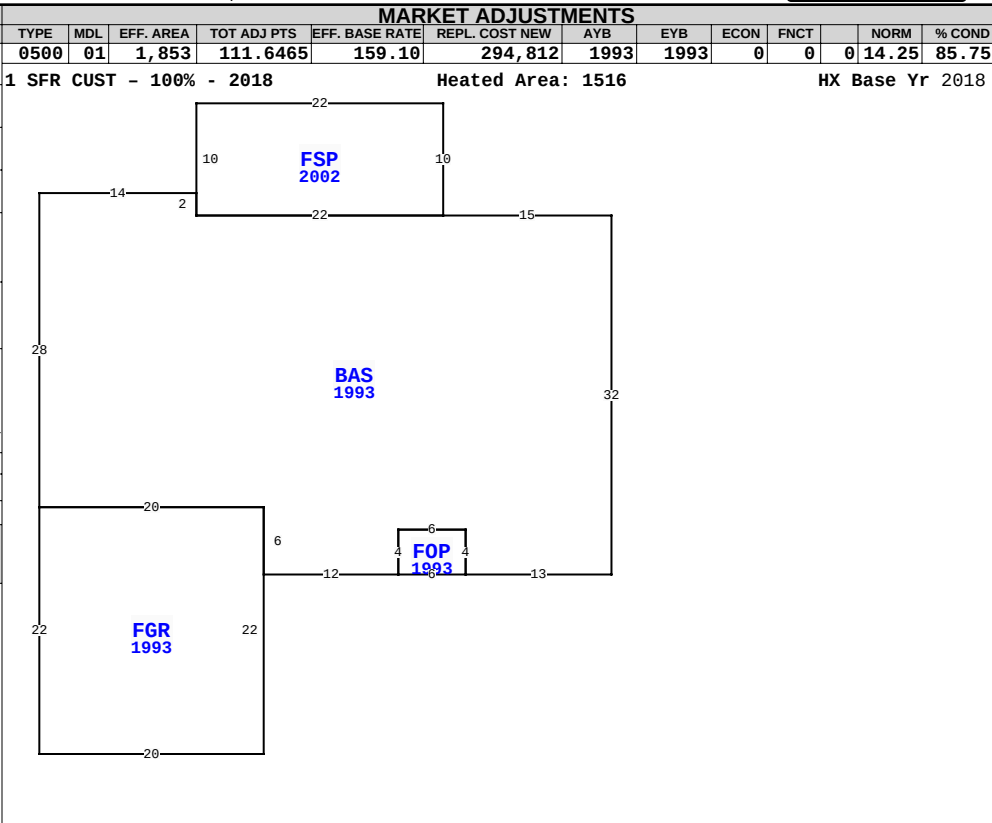
NEIGHBORHOOD/LOC	1049.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100	1,516	206,826
FGR	440	55	242	33,015
FOP	24	30	7	955
FSP	220	40	88	12,006

TOTALS	2,200		1,853	252,801
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0858	SCULP CONC	0 100	35	3	105.00	SF	13.00	13.00	100	1993
2	0811	CONCRETE B	0 100	39	16	624.00	SF	5.20	5.20	100	1993
3	0858	SCULP CONC	0 100	0	0	165.00	SF	13.00	13.00	100	1993

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	



NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					252,801				
TOTAL MARKET OB/XF VALUE					5,366				
TOTAL LAND VALUE - MARKET					160,000				
TOTAL MARKET VALUE					418,167				
SOH/AGL Deduction					151,542				
ASSESSED VALUE					266,625				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					216,625				
TOTAL JUST VALUE					418,167				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					330,994				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121013	REPAIR/RRF	2,000	06/06/2012
8020808	ADDITION	7,000	05/13/2002
7545	NEW CONSTR	67,900	02/17/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2094/1097	1/13/2017	WD	Q	I	01	297,000	
GRANTOR: MILLER ANDREA							
GRANTEE: TZAMARAS ATHANASIOS							
1811/0092	8/31/2012	WD	Q	I	02	225,000	
GRANTOR: JOHNS ANDREW K							
GRANTEE: MILLER RICHARD G &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W15 FSP=[YR=2002] N10 W22 S10 E22 \$ W22 N2 W14 S28 FGR=[YR=1993] S22 E20 N22 W20 \$ E20 S6 E12 FOP=[YR=1993] E6 N4 W6 S4 \$ N4 E6 S4 E13 N32 \$.									

LAND DESCRIPTION										TOTAL OB/XF														5,366									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000																