LOT 109
THE RESIDENCE @ AMELIA
LANDINGS #2 PB 5/249

WILCOX STEPHANIE
2134 OFF SHORE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0109-0000

BUILDING CHARACTERISTICS

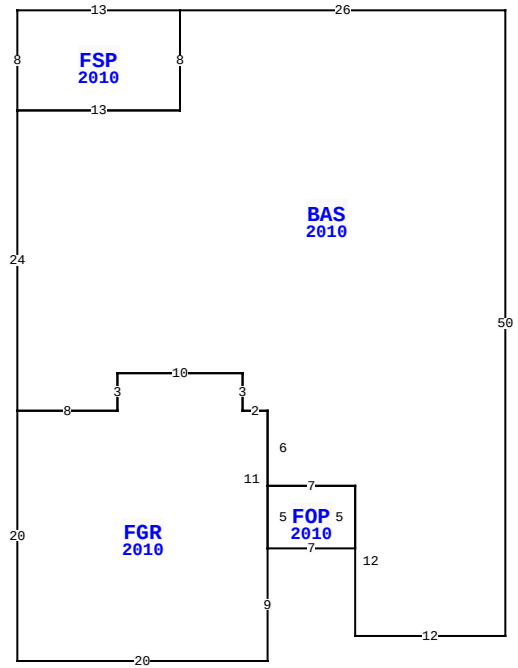
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,372	100	1,372	217,900
FGR	430	55	236	37,481
FOP	35	30	10	1,588
FSP	104	40	42	6,671
TOTALS	1,941		1,660	263,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,660	118.1250	168.33	279,428	2010	2010	0	0	0	5.65	94.35

1 SFR CUST – 100% - 2021 Heated Area: 1372 HX Base Yr 2021



2134 OFF SHORE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		263,640
TOTAL MARKET OB/XF VALUE		3,196
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		426,836
SOH/AGL Deduction		138,380
ASSESSED VALUE		288,456
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		238,456
TOTAL JUST VALUE		426,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100908	IRRIGATION	1,250	06/02/2010
20100564	ADDITION	1,000	04/06/2010
20100447	H/AC	4,285	03/15/2010
20100302	OTHER	3,500	02/16/2010
20100224	ELEC OTHER	3,800	02/05/2010
20100114	NEW CONSTR	165,000	01/22/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2414/0416	12/07/2020	WD	Q	I	01	370,000
GRANTOR: MCNULTY MARTIN L & MA						
GRANTEE: WILCOX STEPHANIE						
2113/0488	4/11/2017	WD	Q	I	02	314,000
GRANTOR: BURKE GERRY R & TERRY						
GRANTEE: MCNULTY MARTIN L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W26 FSP=[YR=2010] W13 S8 E13 N8$ S8 W13 S24 FGR=[YR=2010] S20 E20 N9 FOP=[YR=2010] E7 N5 W7 S5$ N11 W2 N3 W10 S3 W8$ E8 N3 E10 S3 E2 S6 E7 S12 E12 N50$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2010	2010	3	92	287	
2	0811	CONCRETE B	0	100	0	0	608.00	SF	5.20	5.20	100	2010	2010	3	92	2,909	

LAND DESCRIPTION

TOTAL OB/XF 3,196

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 05/11/2020 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS