

LOT 110
THE RESIDENCE @ AMELIA
LANDINGS #3 PB 5/251

SAPP MEDEA REVOCABLE TRUST/SHUMAN MEDEA S TRUSTEE
2140 OFF SHORE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0110-0000



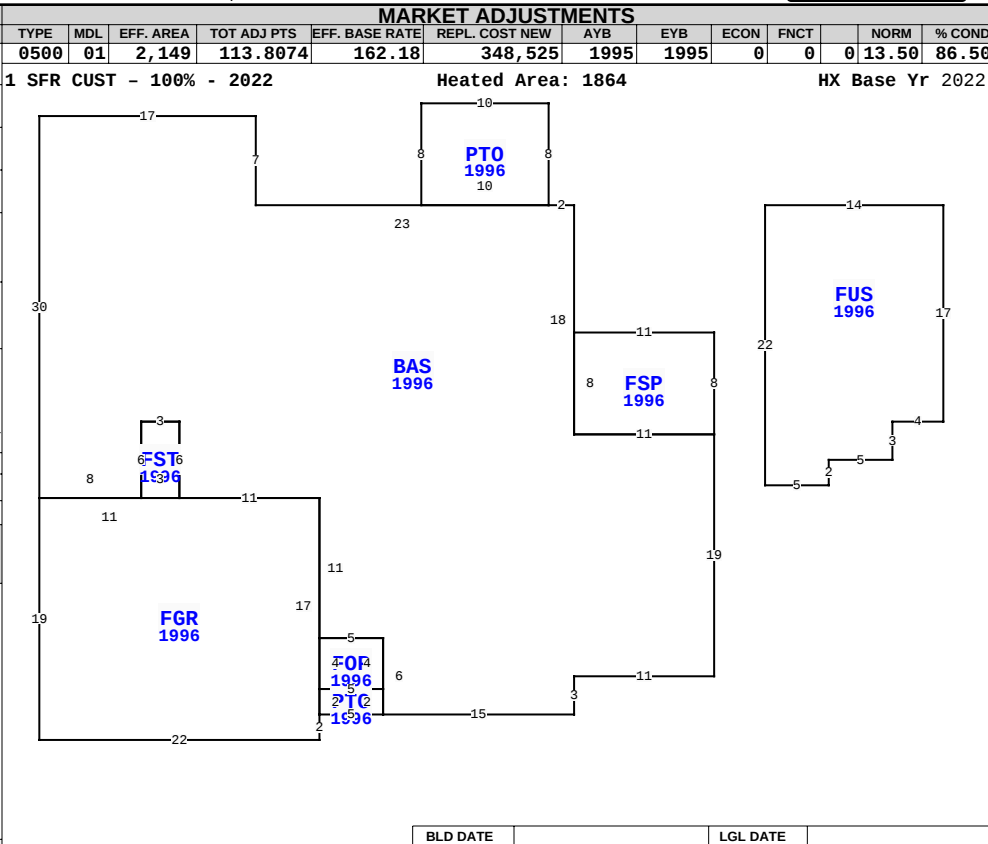
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	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	1,586	100	1,586	222,493
FGR	418	55	230	32,265
FOP	20	30	6	842
FSP	88	40	35	4,910
FST	18	55	10	1,403
FUS	278	100	278	38,999
PTO	10	5	0	0
PTO	80	5	4	561

TOTALS		2,498	2,149		301,474		
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0811	CONCRETE B	0	100	0	0	
3	0810	CONCRETE A	0	100	10	3	
4	0476	VF 6 SBPL	0	100	0	0	
5	0470	VNYL GATE	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000



2140 OFF SHORE DR, FERNANDINA BEACH					XF DATE					LAND DATE	
					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	1995	1995	3	79	2,765		
828.00	SF	5.20	5.20	100	1995	1995	3	72	3,100		
30.00	SF	6.50	6.50	100	1995	1995	3	72	140		
184.00	LF	32.00	32.00	100	2013	2013	3	87	5,123		
2.00	UT	300.00	300.00	100	2013	2013	3	87	522		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		301,474	
TOTAL LAND VALUE - MARKET		11,650	
TOTAL MARKET VALUE		160,000	
SOH/AGL Deduction		84,089	
ASSESSED VALUE		389,035	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		339,035	
TOTAL JUST VALUE		473,124	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		377,704	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B948586	NEW CONSTR	70,105	09/21/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2551/0655	3/29/2022	WD U	I	I	11
GRANTOR: SHUMAN MEDEA S REVOC					
GRANTEE: SAPP MEDEA REVOCABL					
1839/1809	2/12/2013	WD U	I	I	11
GRANTOR: SAPP HELOYSE T					
GRANTEE: SHUMAN MEDEA S TRUS					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1996] W2 PTO=[YR=1996] N8 W10 S8 E10\$ W23 N7 W17 S30 FGR=[YR=1996] S19 E22 N2 PTO=[YR=1996] E5 N2 FOP=[YR=1996] N4 W5 S4 E5\$ W5 S2\$ N17 W11 FST=[YR=1996] N6 W3 S6 E3\$ W11\$ E8 N6 E3 S6 E11 S11 E5 S6 E15 N3 E11 N19 FSP=[YR=1996] N8 W11 S8 E11\$ W11 N18\$ PTR=E15 FUS=[YR=1996] E14 S17 W4 S3 W5 S2 W5 N22\$ W15\$.	