PT OF LOTS 112 & 113
IN OR 887/1106
THE RESIDENCE @ AMELIA

GADDIS GREGORY C & KARI J
2145 KETCH COURT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0112-0000

BUILDING CHARACTERISTICS

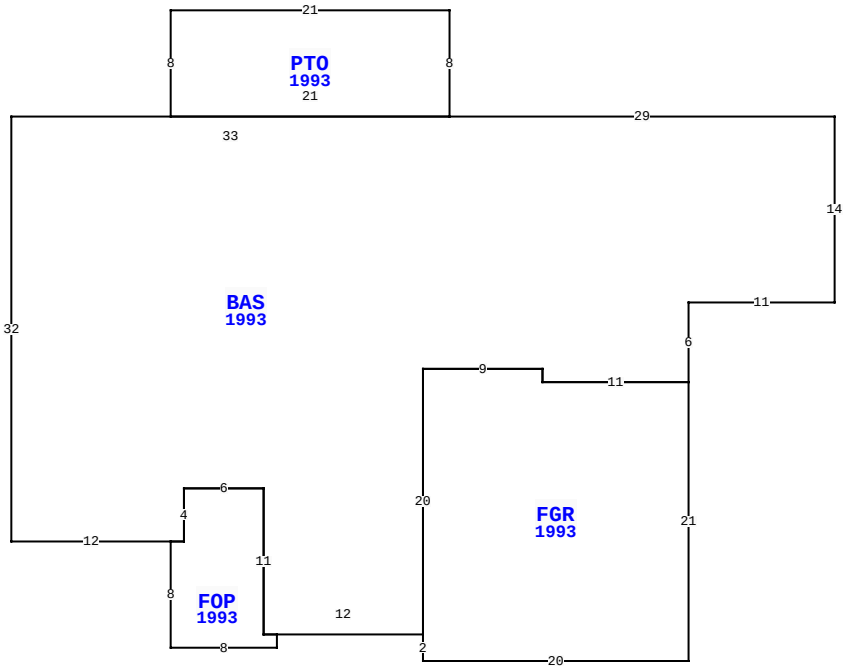
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,597	100	1,597	219,874
FGR	429	55	236	32,492
FOP	81	30	24	3,305
PTO	168	5	8	1,101
TOTALS	2,275		1,865	256,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,865	110.1030	156.90	292,618	1993	1997	0	0	0	12.25	87.75

1 SFR CUST – 100% - 2000 Heated Area: 1597 HX Base Yr 2000



2145 KETCH CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		256,772
TOTAL MARKET OB/XF VALUE		5,054
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		421,826
SOH/AGL Deduction		272,285
ASSESSED VALUE		149,541
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,541
TOTAL JUST VALUE		421,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7755	NEW CONSTR	70,000	06/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0887/1106	6/17/1999	WD	Q	I		130,000
GRANTOR: MILLER DOROTHY						
GRANTEE: GADDIS GREGORY C &						
0705/1675	5/31/1994	WD	U	I	07	100
GRANTOR: TREVETT HOMES						
GRANTEE: MILLER DOROTHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 PTO=[YR=1993] N8 W21 S8 E21$ W33S32 E12
FOP=[YR=1993] S8 E8 N1 W1 N11 W6 S4 W1$ E1 N4 E6 S11 E12
FGR=[YR=1993] S2 E20 N21 W11 N1 W9 S20$ N20 E9 S1 E11 N6 E11 N14$.

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	0811	CONCRETE B	0	100	0	0	587.00	SF	5.20	5.20	100	1993	1993	3	68	2,076	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1993	1993	3	68	318	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 5,054

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	0003		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