

LOT 114
THE RESIDENCE @ AMELIA
LANDINGS #3 PB 5/251

WOROSZ MATTHEW A
2168 KETCH COURT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0114-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

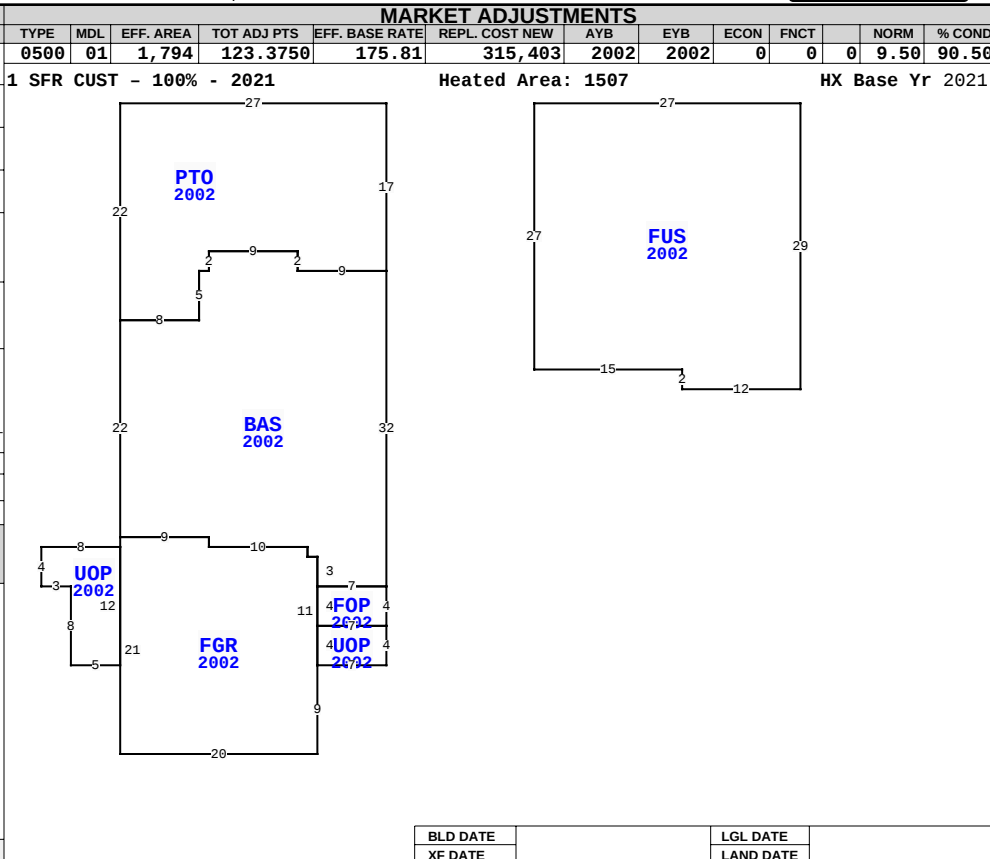
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	754	100	754	119,968
FGR	428	55	235	37,390
FOP	28	30	8	1,272
FUS	753	100	753	119,808
PTO	481	5	24	3,818
UOP	28	20	6	955
UOP	72	20	14	2,227
TOTALS	2,544		1,794	285,440

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	604.00	SF	5.20	5.20
3	0810	CONCRETE A	0 100	0	0	57.00	SF	6.50	6.50
4	0911	SCRN RM A	0 100	0	0	481.00	SF	17.50	17.50

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 05/11/2020 BY DJA



2168 KETCH CT, FERNANDINA BEACH

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

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

Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	285,440								
TOTAL MARKET OB/XF VALUE	7,728								
TOTAL LAND VALUE - MARKET	160,000								
TOTAL MARKET VALUE	453,168								
SOH/AGL Deduction	97,576								
ASSESSED VALUE	355,592								
TOTAL EXEMPTION VALUE	HX HB XM 50,000								
BASE TAXABLE VALUE	305,592								
TOTAL JUST VALUE	453,168								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	363,924								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100713	H/AC	6,800	05/04/2010
B021050	ADDITION	5,000	06/20/2002
B012635	NEW CONSTR	107,000	01/08/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2383/1059	8/10/2020	WD	Q	I	01	375,000	
GRANTOR: CARTER LUKE R & ERIN							
GRANTEE: WOROSZ MATTHEW A							
1849/0280	3/15/2013	WD	Q	I	02	270,600	
GRANTOR: WILDE MAXINE							
GRANTEE: CARTER LUKE R & ERI							

BUILDING NOTES									

BUILDING DIMENSIONS									
PTO=[YR=2002] W27 S22 BAS=[YR=2002] S22 FGR=[YR=2002] S1 UOP=[YR=2002] W8 S4 E3 S8 E5 N12\$ S21 E20 N9 UOP=[YR=2002] E7 N4 FOP=[YR=2002] N4 W7 S4 E7\$ W7 S4\$ N11 W1 N1 W10 N1 W9\$ E9 S1 E10 S1 E1 S3 E7 N32 W9 N2 W9 S2 W1 S5 W8\$ E8 N5 E1 N2 E9 S2 E9 N17\$ PTR=E15 FUS=[YR=2002] E27 S29 W12 N2 W15 N27\$ W15\$									

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