LOT 120
THE RESIDENCE @ AMELIA
LANDINGS #3 PB 5/251

MOORE TIMOTHY D & KAREN
2180 OFF SHORE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0120-0000

BUILDING CHARACTERISTICS

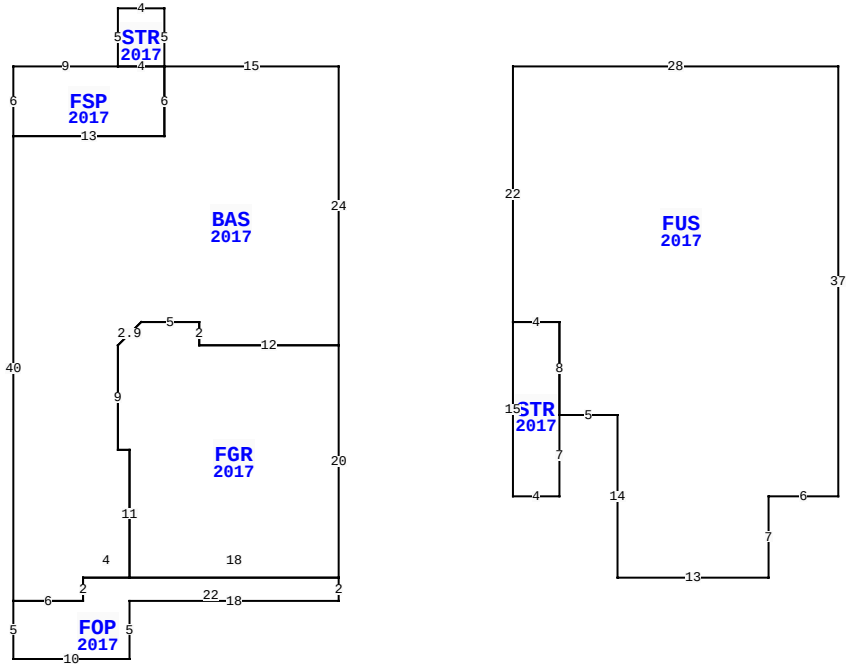
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	785	100	785	171,592
FGR	381	55	210	45,904
FOP	94	30	28	6,120
FSP	78	40	31	6,777
FUS	1,032	100	1,032	225,584
STR	20	10	2	437
STR	60	10	6	1,311
TOTALS	2,450		2,094	457,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,094	156.5256	223.05	467,067	2017	2017	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2022 Heated Area: 1817 HX Base Yr 2022



2180 OFF SHORE DR, 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		457,726
TOTAL MARKET OB/XF VALUE		5,873
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		623,599
SOH/AGL Deduction		125,790
ASSESSED VALUE		497,809
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		447,809
TOTAL JUST VALUE		623,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162158	CO ISSUED	0	06/28/2017
20162158	NEW CONSTR	224,903	08/09/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2377/1312	7/20/2020	WD	Q	I	01	469,500
GRANTOR: SAETTEL SCOTT C & JEN						
GRANTEE: MOORE TIMOTHY D & K						
2134/0994	7/12/2017	WD	Q	I	01	435,000
GRANTOR: SURF HOME BUILDERS IN						
GRANTEE: SAETTEL SCOTT C & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 STR=[YR=2017] N5 W4 S5 FSP=[YR=2017] W9 S6 E13 N6 W4$ E4$ S6 W13 S40 FOP=[YR=2017] S5 E10 N5 E18 N2 FGR=[YR=2017] N20 W12 N2 W5 D2 L2 S9 E1 S11 E18$ W22 S2 W6 $ E6 N2 E4 N11 W1 N9 U2 R2 E5 S2 E12 N24$ PTR=E15 FUS=[YR=2017] E28 S37 W6 S7 W13 N14 W5 STR=[YR=2017] S7 W4 N15 E4 S8$ N8 W4 N22$ W15$.

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	0855	CONC PAVER	0	100	0	0	765.00	SF	7.00	7.00	100	2017	2017	3	97	5,194	
2	0855	CONC PAVER	0	100	0	0	100.00	SF	7.00	7.00	100	2017	2017	3	97	679	

LAND DESCRIPTION

TOTAL OB/XF 5,873

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 07/18/2017 BY DJ Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS