

LOT 124 EX S-1
THE RESIDENCE @ AMELIA
LANDINGS #3 REPLAT PB 5/382-3

BOUGHTON KATI & RANDAL
2481 HIGH RIGGER RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0124-0000



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	03	Quality Level 03
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
BAL	338	15	51	11,216
FUS	280	100	280	61,578
FUS	583	100	583	128,213
HXB	1,364	100	1,364	299,971
HXG	400	55	220	48,382
STR	68	10	7	1,539
UAT	308	10	31	6,818
TOTALS	3,341		2,536	557,717

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,262.00	SF	10.00	10.00	100	2022
2	1126	CB/STC 8"	0 100	0	0	172.00	SF	8.00	8.00	100	2022
3	1076	TRELLIS A	0 100	8	3	24.00	SF	7.50	7.50	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	12	2,536	184.4160	219.92	557,717	2022	2022	0	0	0.00	100.00
1 DUPLEX - 100% - 2023											
Heated Area: 2227											
HX Base Yr 2023											

TOTAL OB/XF											
14,176											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		557,717	
TOTAL MARKET OB/XF VALUE		14,176	
TOTAL LAND VALUE - MARKET		144,000	
TOTAL MARKET VALUE		715,893	
SOH/AGL Deduction		0	
ASSESSED VALUE		715,893	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		665,893	
TOTAL JUST VALUE		715,893	
NCON VALUE		571,883	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		144,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211429	CO ISSUED	0	05/12/2022
20211429	NEW CONSTR	305,423	07/28/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2575/0093	6/27/2022	WD Q	Q	I	01
GRANTOR: MASON & MAGNOLIA LLC					
GRANTEE: BOUGHTON KATI & RAN					
2283/0979	6/18/2019	WD Q	Q	V	01
GRANTOR: DUKES JAMES G & PATRI					
GRANTEE: MASON & MAGNOLIA LL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
HXB=[YR=2022] W43 HXG=[YR=2022] W20 S20 E20 N20\$ S20 W20 S8E10 S1 E10 N3 E11 S4 E19 N4 E13 N26\$ PTR= E15 STR=[YR=2022] E17 S4 FUS=[YR=2022] E3 UAT=[YR=2022] E11 FUS=[YR=2022] E19 BAL=[YR=2022] E13 S26 W13 N26\$ S30 W6 S1 W13 N31\$ S28 W11 N28\$ S28 W10 N28 E7\$ W17 N4\$ W15\$.											