

LOT 1
THE RESIDENCE @ AMELIA LANDING
#4 PB 6/29 & PT LOT 42

ATKINSON LISA L
PO BOX 17042
FERNANDINA BEACH, FL 32035

2023

00-00-31-1652-0001-0000



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 90
Interior Wall	08 DECORATIVE 10
Interior Floo	12 HARDWOOD 50
Interior Floo	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. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1049.00
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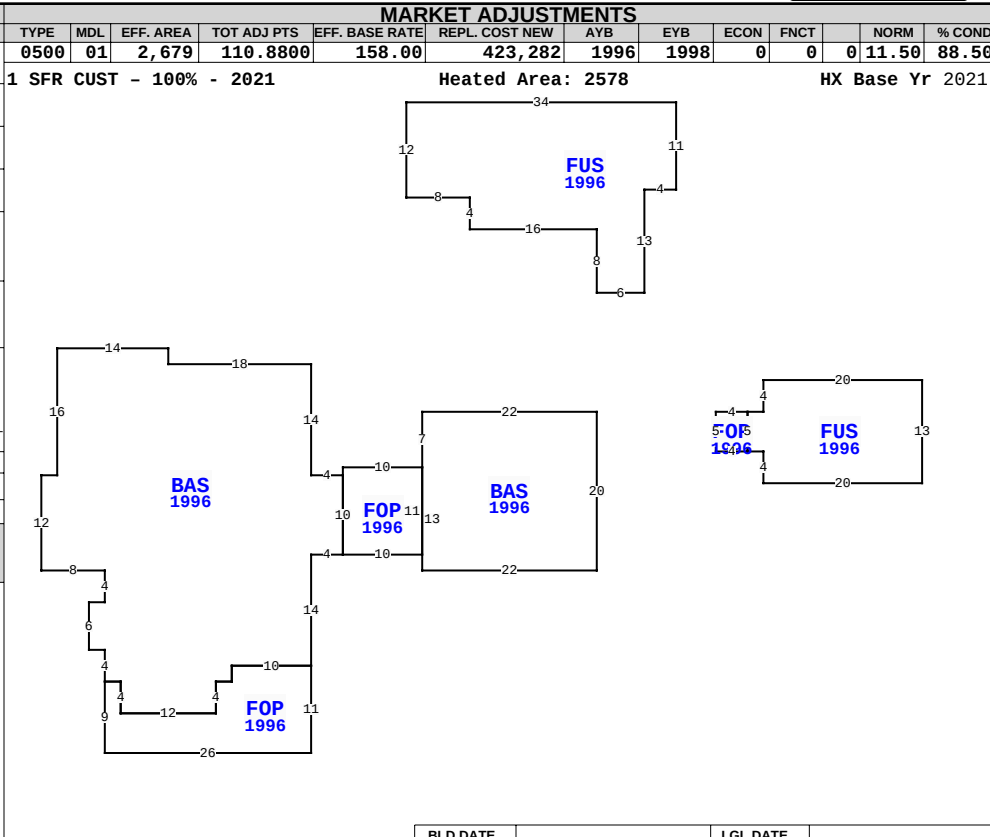
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	440	61,525
BAS	1,328	100	1,328	185,694
FOP	20	30	6	839
FOP	110	30	33	4,614
FOP	206	30	62	8,669
FUS	270	100	270	37,754
FUS	540	100	540	75,508
TOTALS	2,914		2,679	374,605

EXTRA FEATURES	
L N	OB/XF CODE

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0858	SCULP CONC	0 100	0	0	528.00	SF	13.00	13.00	100	1996	1996	3	92	6,315	
3	0858	SCULP CONC	0 100	0	0	120.00	SF	13.00	13.00	100	1996	1996	3	92	1,435	
4	1075	TRELLIS G	0 100	14	7	98.00	SF	35.00	35.00	100	1996	1996	3	25	858	
5	0858	SCULP CONC	0 100	0	0	175.00	SF	13.00	13.00	100	1996	1996	3	92	2,093	
6	0858	SCULP CONC	0 100	0	0	120.00	SF	13.00	13.00	100	1996	1996	3	92	1,435	

LAND DESCRIPTION	
L N	USE CODE
1	000100

REVIEW DATE	06/20/2019	BY	DJA
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2763 LONG BOAT DR, FERNANDINA BEACH

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	1996	1996	3	80	2,800	
528.00	SF	13.00	13.00	100	1996	1996	3	92	6,315	
120.00	SF	13.00	13.00	100	1996	1996	3	92	1,435	
98.00	SF	35.00	35.00	100	1996	1996	3	25	858	
175.00	SF	13.00	13.00	100	1996	1996	3	92	2,093	
120.00	SF	13.00	13.00	100	1996	1996	3	92	1,435	

TOTAL OB/XF											14,936	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	:	

Market: 0	Agricultural: 0	Common: 160,000
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NASSAU COUNTY PROPERTY	
PAGE 1 of 1	2
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	374,605
TOTAL MARKET OB/XF VALUE	14,936
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	549,541
SOH/AGL Deduction	188,544
ASSESSED VALUE	360,997
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	310,997
TOTAL JUST VALUE	549,541
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	430,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121506	IRR HDS	750	07/26/2012
20121411	H/AC	2,500	07/16/2012
B969530	NEW CONSTR	106,910	01/08/1996

SALES DATA	
OFF RECORD Number	DATE
2357/1463	4/29/2020
TYPE INST	Q U
WD	Q
V I	I
RSN CD	01
SALE PRICE	425,000
GRANTOR: COOPER JOANNE	
GRANTEE: ATKINSON LISA L	
2205/1111	6/15/2018
WD	Q
I	I
01	
425,000	
GRANTOR: WARNER BRETT C	
GRANTEE: COOPER JOANNE	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1996] W22 S7 FOP=[YR=1996] W10 S1 BAS=[YR=1996] W4	
N14 W18 N2 W14 S16 W2 S12 E8 S4 W2 S6 E2 S4 FOP=[YR=1996] S9	
E26 N11 W10 S2 W2 S4 W12 N4 W2\$ E2 S4 E12 N4 E2 N2 E10 N14 E4	
N10\$ S10 E10 N11 \$ S13 E22 N20\$ PTR=E15 FOP=[YR=1996] E4	
FUS=[YR=1996] E2 N4 E20 S13 W20 N4 W2 N5\$ S5 W4 N5\$ W15\$	
PTR=N15 FUS=[YR=1996] N8 W16 N4 W8 N12 E34 S11 W4 S13 W6\$	
S15\$.	