

LOT 2 PT OR 2046/742  
THE RESIDENCE @ AMELIA  
LANDINGS #5 PB 6/59

CORN LEONARD M & NANETTE J  
2767 LONGBOAT DRIVE  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1652-0002-0000



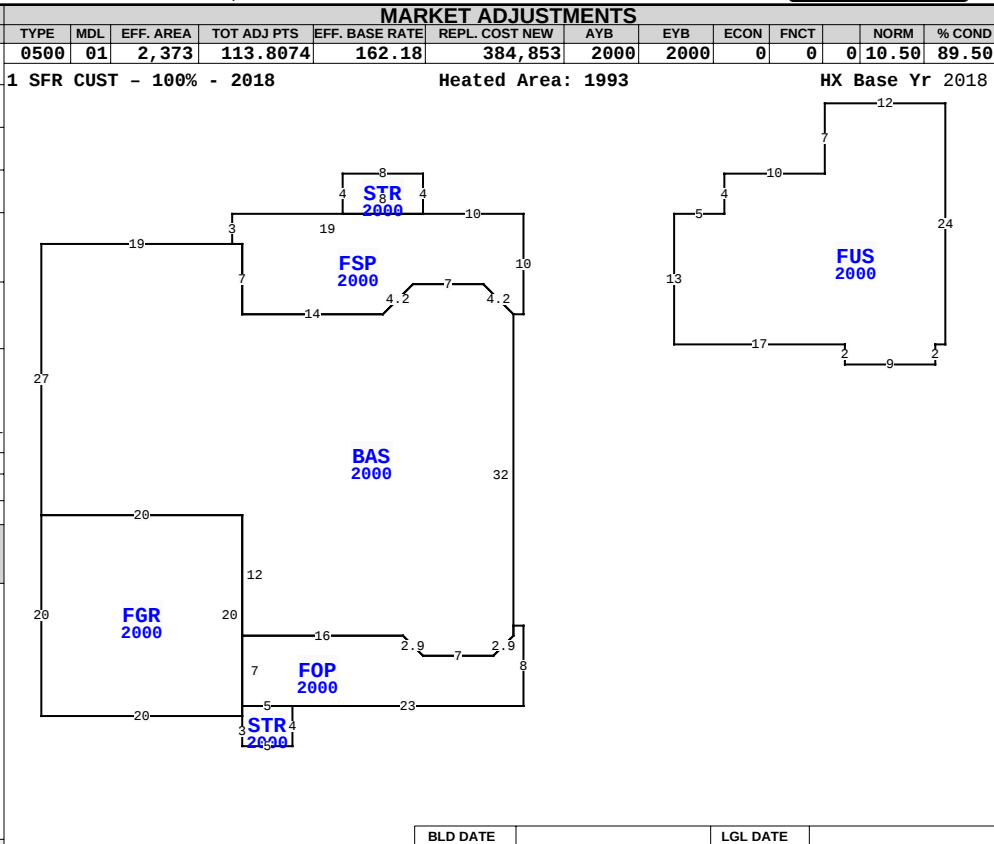
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 13 | LVT/LAMTM 30   |
| 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                      | 1,452            | 100         | 1,452        | 210,759              |
| FGR                      | 400              | 55          | 220          | 31,934               |
| FOP                      | 179              | 30          | 54           | 7,838                |
| FSP                      | 253              | 40          | 101          | 14,660               |
| FUS                      | 541              | 100         | 541          | 78,526               |
| STR                      | 20               | 10          | 2            | 290                  |
| STR                      | 32               | 10          | 3            | 436                  |
| TOTALS                   | 2,877            |             | 2,373        | 344,443              |

| EXTRA FEATURES |            |             |         |    |    |        |    |          |       |
|----------------|------------|-------------|---------|----|----|--------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 |       |
| 2              | 0811       | CONCRETE B  | 0 100   | 0  | 0  | 774.00 | SF | 5.20     |       |
| 3              | 0810       | CONCRETE A  | 0 100   | 9  | 5  | 45.00  | SF | 6.50     |       |
| 4              | 1242       | WD DECK A   | 0 100   | 16 | 12 | 260.00 | SF | 10.00    |       |
| 5              | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 120.00 | SF | 7.00     |       |
| 6              | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 114.00 | SF | 7.00     |       |

| 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 |     |          | 0.00  | 0.00  | 1.00        |



|                                     |  |  |  |  |  |  |  |  |  |
|-------------------------------------|--|--|--|--|--|--|--|--|--|
| 2767 LONG BOAT DR, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 8,541                   |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 2              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 344,443     |        |
| TOTAL MARKET OB/XF VALUE  |  | 8,541       |        |
| TOTAL LAND VALUE - MARKET |  | 160,000     |        |
| TOTAL MARKET VALUE        |  | 512,984     |        |
| SOH/AGL Deduction         |  | 174,428     |        |
| ASSESSED VALUE            |  | 338,556     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 288,556     |        |
| TOTAL JUST VALUE          |  | 512,984     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 406,004     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20101445   | H/AC        | 3,500   | 08/31/2010 |
| B021090    | XFOB        | 1,000   | 06/26/2002 |
| B991338    | NEW CONSTR  | 123,866 | 10/06/1999 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2046/0742                      | 5/16/2016 | WD        | Q   | I   | 05     |
| GRANTOR: CARPENTER MICHELE D & |           |           |     |     |        |
| GRANTEE: CORN LEONARD M & NA   |           |           |     |     |        |
| 0901/0521                      | 9/29/1999 | WD        | Q   | V   |        |
| GRANTOR: AMELIA LANDINGS PARTN |           |           |     |     |        |
| GRANTEE: CARPENTER MICHELE D   |           |           |     |     |        |

| BUILDING NOTES                                               |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FSP=[YR=2000] W10 STR=[YR=2000] N4 W8 S4 E8\$ W19 S3         |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2000] W19 S27 FGR=[YR=2000] S20 E20 STR=[YR=2000] S3 |  |  |  |  |  |  |  |  |  |
| E5 N4 FOP=[YR=2000] E23 N8 W1 S1 L2 D2 W7 U2 L2 W16 L3       |  |  |  |  |  |  |  |  |  |
| E5\$ W5 S1\$ N20 W20\$ E20 S12E16 D2 R2 E7 U2 R2 N32 U3 L3   |  |  |  |  |  |  |  |  |  |
| W7 D3 L3 W14 N7 W1\$ E1 S7 E14 U3 R3 E7 D3 R3 E1 N10\$       |  |  |  |  |  |  |  |  |  |
| PTR=E15 FUS=[YR=2000] E5 N4 E10 N7 E12 S24 W1 S2 W9 N2       |  |  |  |  |  |  |  |  |  |
| W17N13\$ W15\$.                                              |  |  |  |  |  |  |  |  |  |