

LOT 3
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

TACY DAVID LESTER & LINDA K
2743 LONG BOAT DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1652-0003-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 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		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 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	1,926	100	1,926	344,858
BAS	246	100	246	44,047
FGR	484	55	266	47,628
FOP	134	30	40	7,162
FSP	312	40	125	22,382
TOTALS	3,102		2,603	466,077

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,603	143.1936	204.05	531,142	1997	1997	0	0	0	12.25
1 SFR CUST - 100% - 2020					Heated Area: 2172		HX Base Yr 2020				

Diagram illustrating the layout of the property, showing various areas labeled with codes and years, and their dimensions:

- BAS 1997**: 43 x 30
- FSP 2020**: 26 x 12
- BAS 2020**: 12 x 18
- FOP 1997**: 12 x 11
- FGR 1997**: 22 x 11

Overall lot dimensions: 43 x 30. Heated Area: 2172. HX Base Yr 2020.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	

NASSAU COUNTY PROPERTY					PAGE 1 of 1		1
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				466,077			
TOTAL MARKET OB/XF VALUE				11,975			
TOTAL LAND VALUE - MARKET				160,000			
TOTAL MARKET VALUE				638,052			
SOH/AGL Deduction				186,885			
ASSESSED VALUE				451,167			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				401,167			
TOTAL JUST VALUE				638,052			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				502,739			

EXTRA FEATURES						2743 LONG BOAT DR, FERNANDINA BEACH				INC DATE				AG DATE		
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	1997	1997	3	81	2,835	
2	0811	CONCRETE B	0 100	0	0	620.00	SF	5.20	5.20	100	1997	1997	3	75	2,418	
3	0810	CONCRETE A	0 100	0	0	49.00	SF	6.50	6.50	100	1997	1997	3	75	239	
4	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	1997	1997	3	75	78	
5	1242	WD DECK A	0 100	0	0	25.00	SF	10.00	10.00	100	2002	2002	3	21	53	
6	0476	VF 6 SBPL	0 100	0	0	90.00	LF	32.00	32.00	100	2010	2010	3	81	2,333	
7	0855	CONC PAVER	0 100	0	0	406.00	SF	10.00	10.00	100	2020	2020	3	99	4,019	