LOT 6
IN OR 1170/415
THE RESIDENCE @ AMELIA

LINDBOM WAYNE A & DOROTHY E
2665 LONG BOAT DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1652-0006-0000

BUILDING CHARACTERISTICS

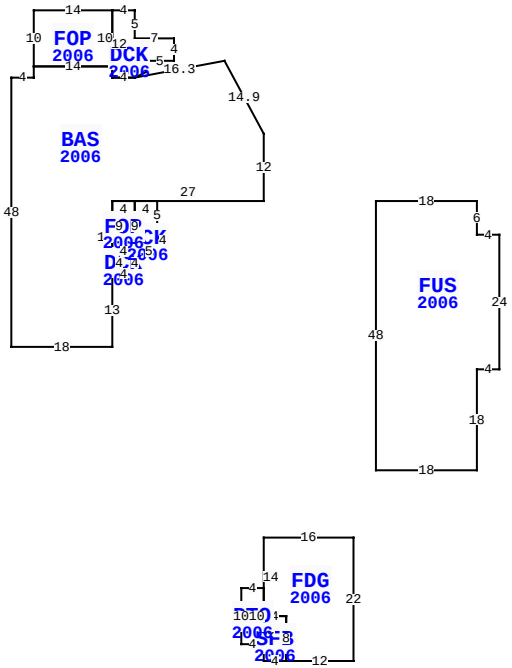
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	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	1,486	100	1,486	228,037
DCK	16	10	2	307
DCK	40	10	4	614
DCK	81	10	8	1,227
FDG	320	60	192	29,464
FOP	36	30	11	1,688
FOP	140	30	42	6,445
FUS	960	100	960	147,319
PTO	40	5	2	307
SFB	32	80	26	3,990
TOTALS	3,151		2,733	419,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,733	116.4240	165.90	453,405	2006	2006	0	0	0	7.50	92.50

1 SFR CUST - 100% - 2007 Heated Area: 2472 HX Base Yr 2007



2665 LONG BOAT DR, FERNANDINA BEACH

BLD DATE	02/09/2007 KK	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		419,400
TOTAL MARKET OB/XF VALUE		8,870
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		588,270
SOH/AGL Deduction		269,577
ASSESSED VALUE		318,693
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		268,693
TOTAL JUST VALUE		588,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062184	XFOB	100	09/19/2006
20060488	GAS	550	03/09/2006
20060317	H/AC	8,000	02/09/2006
20053209	OTHER	9,000	12/19/2005
20053025	ELEC OTHER	6,000	11/15/2005
20052783	DEMOLITION	3,000	10/04/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1170/0415	9/10/2003	WD	Q	V		83,000
GRANTOR: HANNAH MAURICE W						
GRANTEE: LINDBOM WAYNE A & D						
0922/1271	3/03/2000	WD	Q	V		39,500
GRANTOR: AMELIA LANDINGS PARTN						
GRANTEE: HANNAH MAURICE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N12 U13 L7 D3 L16 DCK=[YR=2006] U1 R2 N2 E5 N4 W7 N5 W4 FOP=[YR=2006] W14 S10 E14 N10 $ S12 E4 $ W4 N2 W14 S2 W4 S48 E18 N13 DCK=[YR=2006] E4 N4 DCK=[YR=2006] E5 N4 W1 N5 W4 FOP=[YR=2006] W4 S9 E4 N9 $ S9 $ W4 S4 $ N13 E27$PTR= E20 FUS=[YR=2006] E18 S6 E4 S24 W4 S18 W18 N48$ W20$ PTR=[YR=2006] S60 FDG=[YR=2006] E16 S22 W12 SFB=[YR=2006] W4 N3 PTO=[YR=2006] W4 N10 E4 S10$ N5 E4 S8$ N8 W4 N14$ N60$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0812	CONCRETE C	0	100	0	0	1,585.00	SF	4.00	4.00	100	2006	2006	3	88	5,579	
3	0810	CONCRETE A	0	100	0	0	171.00	SF	6.50	6.50	100	2006	2006	3	88	978	
4	0810	CONCRETE A	0	100	0	0	64.00	SF	6.50	6.50	100	2006	2006	3	88	366	
5	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	2006	2006	3	31	28	
6	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2006	2006	3	31	99	

LAND DESCRIPTION

TOTAL OB/XF 8,870

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 06/20/2019 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS