LOT 10 EX S-1
IN OR 1216/1918
THE RESIDENCE @ AMELIA

LEEN MATTHEW M & CAROLYN B
2225 OFF SHORE DRIVE
FERNANDINA BEACH, FL 32034-4516

2023

00-00-31-1652-0010-0000

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 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

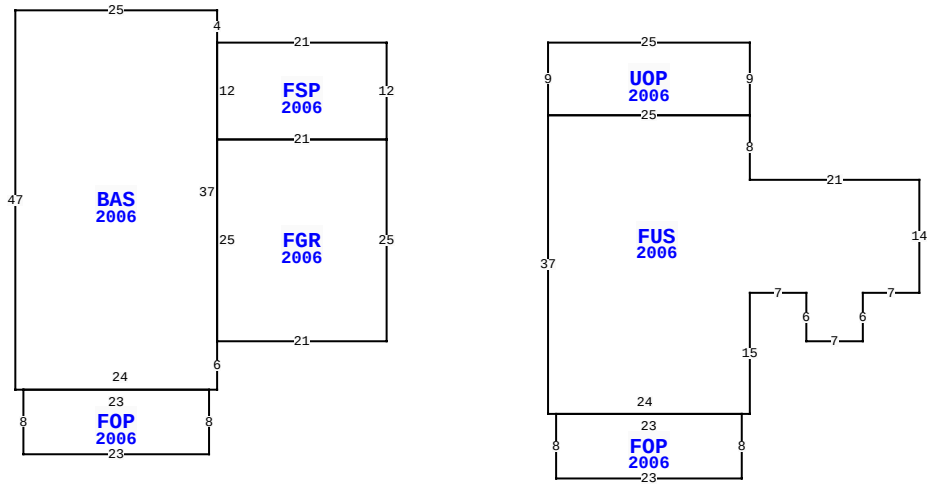
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1049.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,175	100	1,175	173,042
FGR	525	55	289	42,561
FOP	184	30	55	8,100
FOP	184	30	55	8,100
FSP	252	40	101	14,874
FUS	1,261	100	1,261	185,707
UOP	225	20	45	6,627
TOTALS	3,806		2,981	439,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,981	111.7284	159.21	474,605	2006	2006	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2007 Heated Area: 2436 HX Base Yr 2007



2225 OFF SHORE DR, FERNANDINA BEACH

BLD DATE	10/17/2006 0	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		439,010
TOTAL MARKET OB/XF VALUE		11,047
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		610,057
SOH/AGL Deduction		279,834
ASSESSED VALUE		330,223
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,223
TOTAL JUST VALUE		610,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101483	REPAIR/RRF	5,883	09/01/2010
20061555	ADDITION	1,000	07/03/2006
20052935	H/AC	7,000	10/28/2005
20052497	OTHER	1,000	08/22/2005
20052172	ELEC OTHER	2,000	07/07/2005
20051975	NEW CONSTR	269,000	06/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1216/1918	3/22/2004	WD	Q	V		88,000
GRANTOR: SMERECZYNSKY GRANT S						
GRANTEE: LEEN MATTHEW M & CA						
1092/1073	11/06/2002	WD	Q	V		67,000
GRANTOR: TREVETT HOMES INC						
GRANTEE: SMERECZYNSKY GRANT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2006] W21 BAS=[YR=2006] N4 W25 S47 E1 FOP=[YR=2006] S8 E23 N8 W23$ E24 N6 FGR=[YR=2006] E21 N25 W21 S25$ N37$ S12 E21 N12$ PTR=E20 UOP=[YR=2006] E25 S9 FUS=[YR=2006] S8 E21 S14 W7 S6 W7 N6 W7 S15 W1 FOP=[YR=2006] S8 W23 N8 E23$ W24 N37 E25$ W25 N9$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0811	CONCRETE B	0	100	0	0	890.00	SF	5.20	5.20	100	2006	2006	3	88	4,073	
3	0810	CONCRETE A	0	100	12	6	72.00	SF	6.50	6.50	100	2006	2006	3	88	412	
4	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2006	2006	3	88	69	
5	0855	CONC PAVER	0	100	0	0	48.00	SF	10.00	10.00	100	2006	2006	3	88	422	
6	0855	CONC PAVER	0	100	0	0	328.00	SF	10.00	10.00	100	2006	2006	3	88	2,886	

LAND DESCRIPTION

TOTAL OB/XF 11,047

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