LOT 11
IN OR 1693/1535
THE RESIDENCE @ AMELIA

WASHECHEK TIFFANY
95329 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1652-0011-0000

BUILDING CHARACTERISTICS

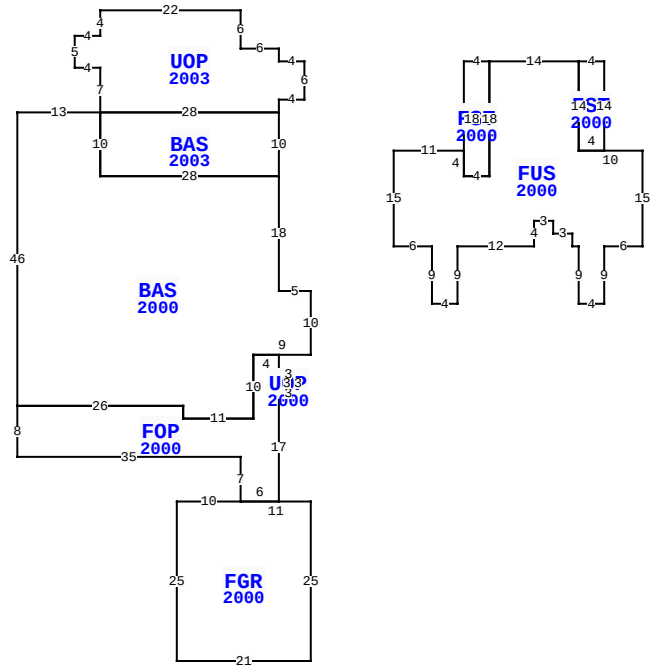
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,646	100	1,646	220,033
BAS	280	100	280	37,430
FGR	525	55	289	38,633
FOP	380	30	114	15,239
FST	56	55	31	4,144
FST	72	55	40	5,347
FUS	819	100	819	109,482
UOP	9	20	2	268
UOP	456	20	91	12,165
TOTALS	4,243		3,312	442,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,312	104.8110	149.36	494,680	2000	2000	0	0	0	10.50	89.50

1 SFR CUST – 0% - 0 Heated Area: 2745 HX Base Yr



2255 OFF SHORE DR, FERNANDINA BEACH

BLD DATE		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	442,739
TOTAL MARKET OB/XF VALUE	11,984
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	654,723
SOH/AGL Deduction	86,509
ASSESSED VALUE	568,214
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	568,214
TOTAL JUST VALUE	654,723
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	516,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110640	XFOB	2,350	04/27/2011
B021973	SWIM POOL	17,000	11/19/2002
B021939	REMODEL	18,000	11/15/2002
B991495	NEW CONSTR	154,880	11/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1693/1535	8/16/2010	WD	Q	I	01	435,000
GRANTOR: COYLE DAVID & LYNNE						
GRANTEE: WASHECHEK TIFFANY						
1399/1612	3/29/2006	WD	Q	I		512,000
GRANTOR: WARREN JAMES A III &						
GRANTEE: COYLE DAVID W ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2003] W4 N2 W6 N6 W22 S4 W4 S5 E4 S7 BAS=[YR=2000] W13 S46 FOP=[YR=2000] S8 E35 S7 FGR=[YR=2000] W10 S25 E21 N25 W11 $ E6 N17 UOP=[YR=2000] E3 N3 W3 S3 $ N6 W4 S10 W11 N2 W26 $ E26 S2 E11 N10 E9 N10 W5 N18 W28 N10 $ BAS=[YR=2003] S10 E28 N10 W28 $ E28 N2 E4 N6 $ PTR=E25 FST=[YR=2000] E4 FUS=[YR=2000] E14 FST=[YR=2000] E4 S14 W4 N14$ S14 E10 S15 W6 S9 W4 N9 W1 N2 W3 N2 W3 S4 W12 S9 W4 N9 W6 N15 E11 S4 E4 N18$ S18 W4 N18$ W25$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0812	CONCRETE C	0	0	0	0	1,134.00	SF	4.00	4.00	100	2000	2000	3	80	3,629	
4	0825	BRICK	0	0	0	0	401.00	SF	12.50	12.50	100	2003	2003	3	96	4,812	
5	0476	VF 6 SBPL	0	0	0	0	12.00	LF	32.00	32.00	100	2011	2011	3	83	319	
6	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	83	249	

LAND DESCRIPTION

TOTAL OB/XF 11,984

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.25	160,000.00	200,000.00	200,000							

REVIEW DATE 12/28/2023 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS