LOT 14
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

PRONTAUT ANTOINE & SHARON N L/E/
2315 OFF SHORE COURT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1652-0014-0000

BUILDING CHARACTERISTICS

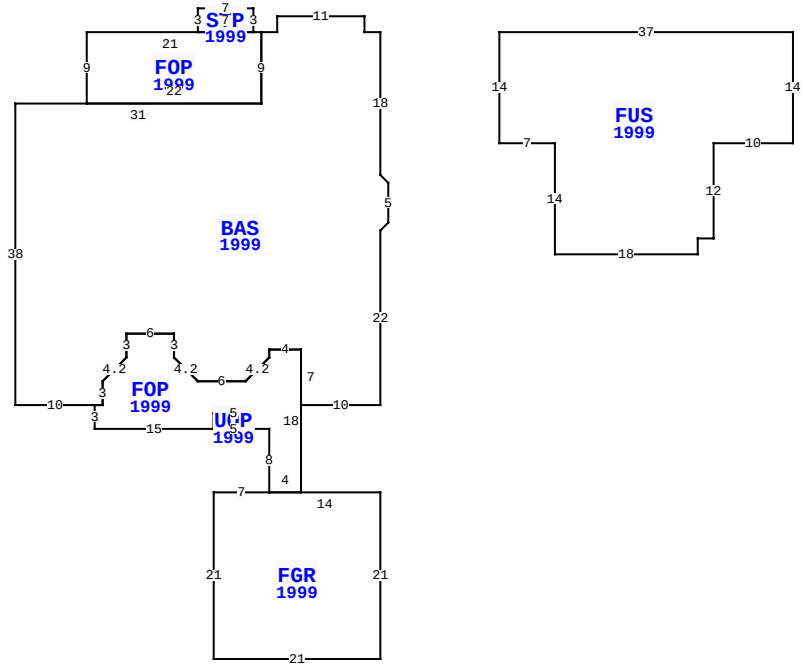
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,771	100	1,771	240,527
FGR	441	55	243	33,003
FOP	198	30	59	8,013
FOP	241	30	72	9,778
FUS	794	100	794	107,836
STP	21	10	2	271
UOP	10	20	2	271
TOTALS	3,476		2,943	399,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,943	107.0895	152.60	449,102	1999	1999	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2004 Heated Area: 2565 HX Base Yr 2004



2315 OFF SHORE CT, 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		399,701
TOTAL MARKET OB/XF VALUE		3,949
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		603,650
SOH/AGL Deduction		270,374
ASSESSED VALUE		333,276
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		283,276
TOTAL JUST VALUE		603,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990363	NEW CONSTR	166,265	05/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/1807	2/22/2023	LE	U	I	11	100
GRANTOR: PRONTAUT ANTOINE B &						
GRANTEE: PRONTAUT CHRISTOPHE						
0934/0936	6/01/2000	WD	Q	I		255,000
GRANTOR: TREVETT HOMES INC						
GRANTEE: PRONTAUT ANTOINE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W2 N2 W11 S2 W2 FOP=[YR=1999] W1 STP=[YR=1999] N3W7S3E7$ W21S9 E22 N9 $ S9 W31 S38 E10 FOP=[YR=1999] S3 E15 UOP=[YR=1999] E5 N2 W5 S2 $ N2 E5 S2E2 S8 FGR=[YR=1999] W7 S21 E21 N21 W14 $ E4 N18 W4 S1 D3 L3 W6 U3 L3 N3 W6 S3 D3 L3 S3 W1$ E1 N3 R3 U3 N3 E6 S3 R3 D3 E6 U3 R3 N1 E4 S7 E10 N22 R1 U1 N5 L1 U1 N18 $ PTR= E15 FUS=[YR=1999] E37 S14 W10 S12 W2 S2W18 N14 W7 N14 $ W15 $.

EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	741.00	SF	6.50	6.50	100	1999	1999	3	79	3,805	
2	0810	CONCRETE A	0	100	0	0	28.00	SF	6.50	6.50	100	1999	1999	3	79	144	

LAND DESCRIPTION

TOTAL OB/XF 3,949

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.25	160,000.00	200,000.00	200,000							

REVIEW DATE 05/11/2020 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS