

LOT 15
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

PIZZURRO JOHN A & CATHERINE
2329 OFF SHORE COURT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1652-0015-0000



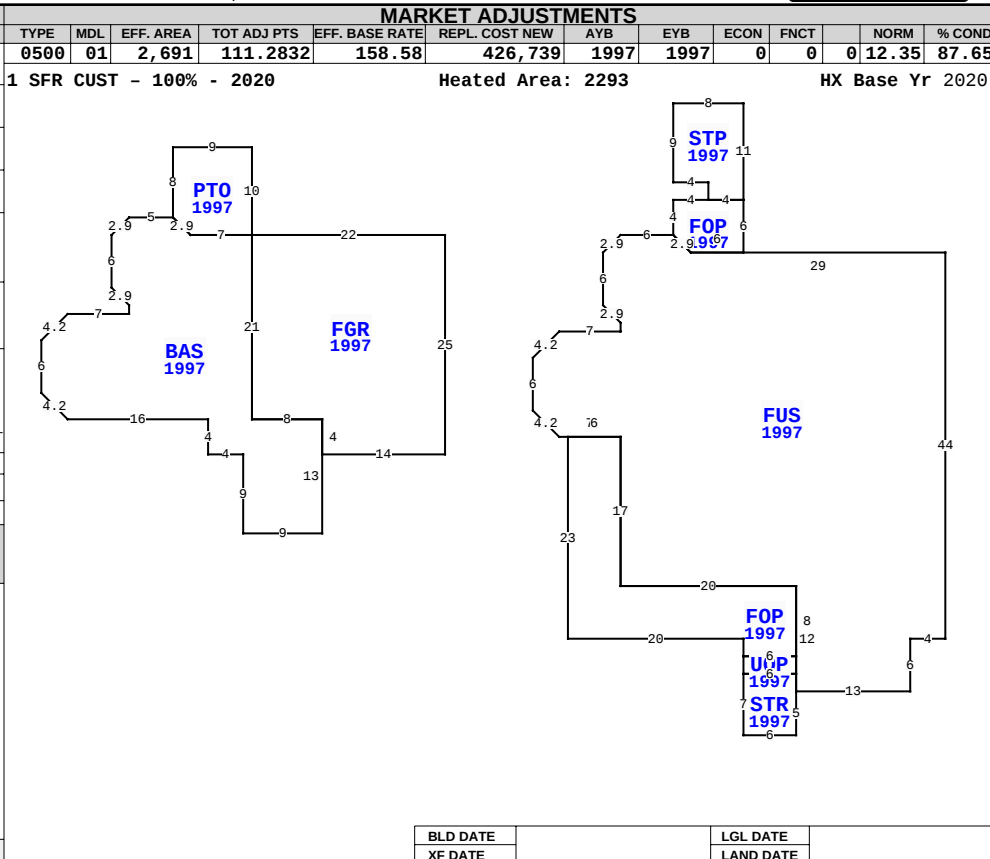
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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	566	100	566	78,671
FGR	518	55	285	39,613
FOP	46	30	14	1,946
FOP	270	30	81	11,259
FUS	1,727	100	1,727	240,045
PTO	88	5	4	556
STP	80	10	8	1,112
STR	42	10	4	556
UOP	12	20	2	278
TOTALS	3,349		2,691	374,037

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	1,180.00	SF	4.00	4.00	
3	1242	WD DECK A	0	100	8	32.00	SF	10.00	10.00	
4	0810	CONCRETE A	0	100	0	107.00	SF	6.50	6.50	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100			0.00	0.00	1.00	LT



2329 OFF SHORE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
2									
VALUATION BY									
STANDARD									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
374,037									
TOTAL MARKET OB/XF VALUE									
6,961									
TOTAL LAND VALUE - MARKET									
200,000									
TOTAL MARKET VALUE									
580,998									
SOH/AGL Deduction									
203,567									
ASSESSED VALUE									
377,431									
TOTAL EXEMPTION VALUE									
HX HB DX									
55,000									
BASE TAXABLE VALUE									
322,431									
TOTAL JUST VALUE									
580,998									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
458,578									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222038	ADDITION	0	03/01/2022
B9710375	NEW CONSTR	121,585	03/14/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2327/0492	12/13/2019	WD	Q	I	01	403,000	
GRANTOR: MCADAMS JANE							
GRANTEE: PIZZURRO JOHN A & C							
1410/0171	5/05/2006	QC	U	I	01	100	
GRANTOR: MCADAMS JANE							
GRANTEE: MCADAMS KENNETH J &							

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=1997] W22 PTO=[YR=1997] N10 W9 S8 BAS=[YR=1997] W5									
D2 L2 S6 R2 D2 S1 W7 D3 L3 S6 R3 D3 E16 S4 E4 S9 E9N13									
W8 N21 W7 U2 L2 \$ R2 D2 E7S21 E8 S4 E14 N25\$ PTR= E20									
FUS=[YR=1997] E6 FOP=[YR=1997] N4 E4 STP=[YR=1997]									
N2W4N9E8S11W4\$ E4 S6 W6 U2 L2 \$ D2 R2 E29 S44 W4 S6 W13									
STR=[YR=1997] S5W6N7 UOP=[YR=1997] N2 FOP=[YR=1997] N2 W20									
N23 E6 S17 E20 S8 W6\$ E6 S2 W6\$ E6 S2\$ N12 W20 N17 W7 U3 L3									
N6 U3 R3 E7 N1 L2 U2 N6 R2 U2 \$ W20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

TOTAL OB/XF									
6,961									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00