LOT 20
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

WILEMON GREGORY II & KATHERINE A
3017 RIVERSIDE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1652-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

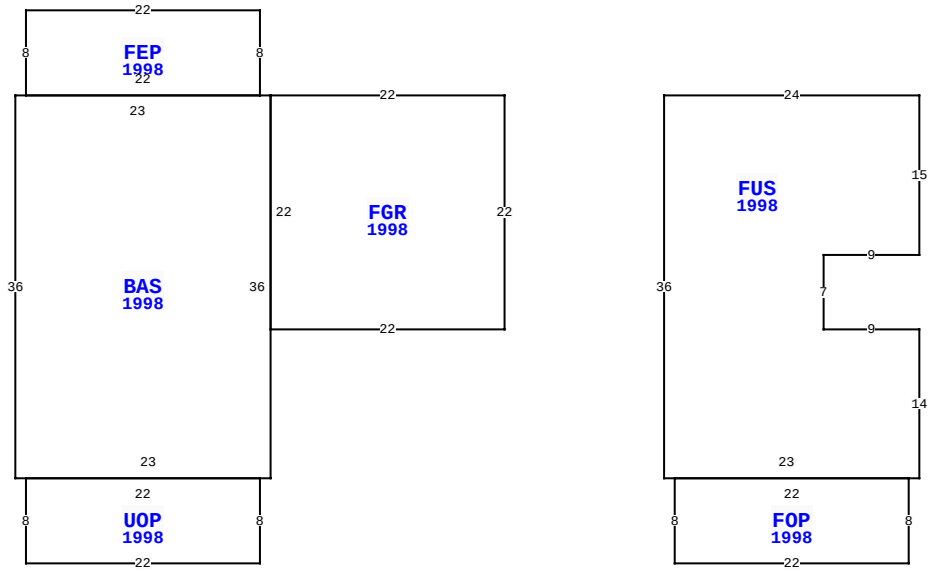
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	864	100	864	131,621
FEP	176	80	141	21,480
FGR	484	55	266	40,522
FOP	176	30	53	8,074
FUS	801	100	801	122,023
UOP	176	20	35	5,332
TOTALS	2,677		2,160	329,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,160	120.9075	172.29	372,146	1998	1998	0	0	0	11.58	88.42

1 SFR CUST – 0% - 2023 Heated Area: 1665 HX Base Yr



2326 OFF SHORE CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	329,051
TOTAL MARKET OB/XF VALUE	9,575
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	498,626
SOH/AGL Deduction	0
ASSESSED VALUE	498,626
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	498,626
TOTAL JUST VALUE	498,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060097	REMODEL	1,400	01/13/2006
B972182	NEW CONSTR	141,000	10/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2556/0465	4/18/2022	WD	Q	I	01	635,000
GRANTOR: KING ALEC & ALICE						
GRANTEE: WILEMON GREGORY LAW						
1398/0230	3/22/2006	QC	U	I	01	100
GRANTOR: KING ALEC & ALICE						
GRANTEE: LEEMAN PAULA ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W22 BAS=[YR=1998] W1 FEP=[YR=1998] N8 W22 S8 E22 $ W23 S36 E1 UOP=[YR=1998] S8 E22 N8 W22 $ E23 N36 $ S22 E22 N22 $ PTR= E15 FUS=[YR=1998] E24 S15 W9 S7 E9 S14 W1 FOP=[YR=1998] S8 W22 N8 E22 $ W23 N36 $ W15 $.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660	
2	0810	CONCRETE A	0	0	0	0	1,064.00	SF	6.50	6.50	100	1998	1998	3	77	5,325	
3	0810	CONCRETE A	0	0	0	0	293.00	SF	6.50	6.50	100	1998	1998	3	77	1,466	
5	1242	WD DECK A	0	0	0	0	562.00	SF	10.00	10.00	100	2000	2000	3	20	1,124	

LAND DESCRIPTION

TOTAL OB/XF 9,575

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	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 05/11/2020 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS