

LOT 32
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

ROSS JAMES H JR & SARAH M L/E/
2716 LONG BOAT DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1652-0032-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																				
Exterior Wall	10	ABOVE AVG 100	0500	01	1,925	113.1900	161.30	310,502	2003	2003	0	0	0	9.00	91.00	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2020													Heated Area: 1654																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floo	13	LVT/LAMMT 50														Tax Group: 2										Tax Dist:									
Interior Floo	14	CARPET 50														BUILDING MARKET VALUE										282,557									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										12,384									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										160,000									
Bedrooms	3	100														TOTAL MARKET VALUE										454,941									
Bathrooms	2	100														SOH/AGL Deduction										150,638									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										304,303									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										50,000									
Units	0	100														BASE TAXABLE VALUE										254,303									
Occupancy	00	NONE 100	TOTAL JUST VALUE										454,941																						
			NCON VALUE										9,190																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										361,764																						
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	1,654	100	1,654	242,779																															
DCK	24	10	2	294																															
FGR	409	55	225	33,027																															
FOP	75	30	22	3,230																															
PTO	435	5	22	3,230																															
TOTALS			2,597	1,925	282,557																														
EXTRA FEATURES					2716 LONG BOAT DR, FERNANDINA BEACH																														
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080																				
4	1242	WD DECK A	0	100	13	4	SF	1																											