LOT 34
IN OR 1208/1042
THE RESIDENCE @ AMELIA

TAYLOR DAVID H & DIANE W
2774 LONG BOAT DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1652-0034-0000

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	08	SHT VINYL 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

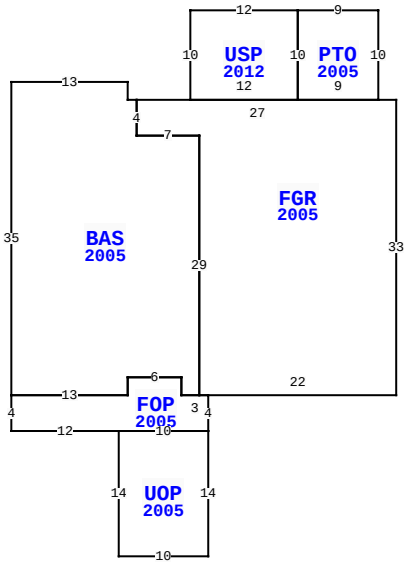
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1049.00

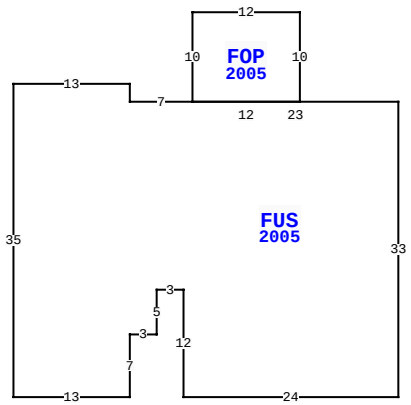
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	679	100	679	97,806
FGR	754	55	415	59,779
FOP	100	30	30	4,321
FOP	120	30	36	5,186
FUS	1,388	100	1,388	199,933
PTO	90	5	4	576
UOP	140	20	28	4,033
USP	120	30	36	5,186
TOTALS	3,391		2,616	376,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,616	109.8720	156.57	409,587	2005	2005	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2006 Heated Area: 2067 HX Base Yr 2006





2774 LONG BOAT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		376,820
TOTAL MARKET OB/XF VALUE		6,736
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		543,556
SOH/AGL Deduction		246,318
ASSESSED VALUE		297,238
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		247,238
TOTAL JUST VALUE		543,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052369	H/AC	6,000	08/04/2005
20051895	OTHER	5,000	06/06/2005
20051522	ELEC OTHER	6,000	04/06/2005
20051441	NEW CONSTR	150,000	03/21/2005
B972036	NEW CONSTR	150,000	09/15/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1208/1042	2/17/2004	WD	Q	V		89,900
GRANTOR: FEIN WARREN C & NIKKI						
GRANTEE: TAYLOR DAVID H & DI						
1142/0925	6/04/2003	WD	U	V	07	100
GRANTOR: SEAWARD HOMES INC						
GRANTEE: FEIN WARREN C & NIK						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W2 PTO=[YR=2005] N10 W9 USP=[YR=2012] W12 S10 E12 N10$ S10 E9$ W27 BAS=[YR=2005] W1 N2 W13 S35 FOP=[YR=2005] S4 E12 UOP=[YR=2005] S14 E10 N14 W10$ E10 N4 W3 N2 W6 S2 W13$ E13 N2 E6 S2 E2 N29 W7 N4 $ S4 E7 S29 E22 N33$ PTR=E15 FUS=[YR=2005] E13 S2 E7 FOP=[YR=2005] N10 E12 S10 W12$ E23 S33 W24 N12 W3 S5 W3 S7 W13 N35$ 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	0812	CONCRETE C	0	100	0	0	1,048.00	SF	4.00	4.00	100	2005	2005	3	87	3,647	
2	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	2005	2005	3	87	566	
3	1242	WD DECK A	0	100	6	3	18.00	SF	10.00	10.00	100	2005	2005	3	27	49	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	22.50	22.50	100	2008	2008	3	40	1,296	
5	0855	CONC PAVER	0	100	0	0	124.00	SF	10.00	10.00	100	2013	2013	3	95	1,178	

LAND DESCRIPTION

TOTAL OB/XF 6,736

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 02/22/2017 BY DJ Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS