LOT 37 (EX S-1)
IN OR 1525/89
THE RESIDENCE @ AMELIA

GILCHRIST LESLIE BOLINE
2325 1ST AVE UNIT B
FERNANDINA BEACH, FL 32034

2023

00-00-31-1652-0037-0000

BUILDING CHARACTERISTICS

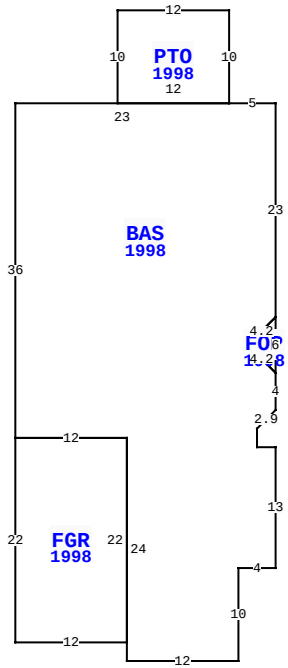
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	17	PRECAST CN 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,337	100	1,337	204,693
FGR	264	55	145	22,200
FOP	9	30	3	459
PTO	120	5	6	918
TOTALS	1,730		1,491	228,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,491	180.0626	171.06	255,050	1998	2000	0	0	0	10.50	89.50

1 TOWNHOUSE - 100% - 2019 Heated Area: 1337 HX Base Yr 2019



2325 1ST AVE, FERNANDINA BEACH

BLD DATE	02/12/2008 DJ	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		228,270
TOTAL MARKET OB/XF VALUE		6,557
TOTAL LAND VALUE - MARKET		196,000
TOTAL MARKET VALUE		430,827
SOH/AGL Deduction		127,831
ASSESSED VALUE		302,996
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		252,996
TOTAL JUST VALUE		430,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983295	NEW CONSTR	76,700	03/05/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/0089	9/13/2007	WD	Q	I		240,000
GRANTOR: GENTRY JAMES L & CARO						
GRANTEE: GILCHRIST LESLIE BO						
0841/0606	7/16/1998	WD	Q	I		116,900
GRANTOR: TREVETT HOMES INC						
GRANTEE: GENTRY JAMES L & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W5 PTO=[YR=1998] N10 W12 S10 E12 $ W23 S36
FGR=[YR=1998] S22 E12 N22 W12 $ E12 S24 E12 N10 E4 N13 W2 N2
U2 R2 N4 FOP=[YR=1998] N6 L3 D3 D3 R3 $ U3 L3 U3 R3
N23 $.

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	0855	CONC PAVER	0	100	0	0	477.00	SF	10.00	10.00	100	2018	2018	3	98	4,675	
2	0855	CONC PAVER	0	100	0	0	192.00	SF	10.00	10.00	100	2018	2018	3	98	1,882	

LAND DESCRIPTION

TOTAL OB/XF 6,557

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			35.00	113.00	35.00	FF		1.00	1.00	1.40	4,000.00	5,600.00	196,000							

REVIEW DATE 06/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 196,000 Market: 0 Agricultural: 0 Common: 196,000 PRINTED 08/02/2023 BY SYS