S1/2 OF LOT 37
THE RESIDENCE @ AMELIA
LANDINGS #4 PB 6/29

STEVENS MORRIS A & DEBORAH W
2325-A 1ST AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1652-0037-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

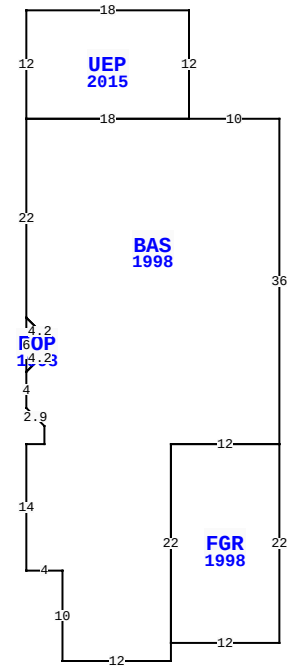
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	179,912
FGR	264	55	145	19,512
FOP	9	30	3	403
UEP	216	60	130	17,493
TOTALS	1,826		1,615	217,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,615	160.5031	152.48	246,255	1998	1998	0	0	0	11.75	88.25

1 TOWNHOUSE - 0% - 0 Heated Area: 1337 HX Base Yr



2325 1ST AV, 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	217,320
TOTAL MARKET OB/XF VALUE	9,858
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	437,178
SOH/AGL Deduction	0
ASSESSED VALUE	437,178
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	437,178
TOTAL JUST VALUE	437,178
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	445,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151547	SCRNFOP	17,289	07/02/2015
20100610	H/AC	5,000	04/15/2010
B020202	XFOB	2,000	02/06/2002
B983294	NEW CONSTR	76,700	03/05/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/0024	8/30/2021	WD	Q	I	01	408,000
GRANTOR: PATE FREELON & MARY E						
GRANTEE: STEVENS MORRIS A &						
1026/1171	12/26/2001	WD	Q	I		149,500
GRANTOR: JETT TIMOTHY R & LAUR						
GRANTEE: PATE FREELON & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W10 UEP=[YR=2015] N12 W18 S12 E18 $ W18 S22 FOP=[YR=1998] S6 R3 U3 U3 L3 $ R3 D3 L3 D3 S4 R2 D2 S2 W2 S14 E4 S10 E12 N2 FGR=[YR=1998] E12 N22 W12 S22 $ N22 E12 N36 $.

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	0	0	0	453.00	SF	10.00	10.00	100	2018	2018	3	98	4,439	
2	0855	CONC PAVER	0	0	0	0	193.00	SF	10.00	10.00	100	2018	2018	3	98	1,891	
3	0855	CONC PAVER	0	0	36	10	360.00	SF	10.00	10.00	100	2018	2018	3	98	3,528	

LAND DESCRIPTION

TOTAL OB/XF 9,858

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			35.00	113.00	35.00	FF		1.00	1.00	1.50	4,000.00	6,000.00	210,000							

REVIEW DATE 03/31/2020 BY DJA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/02/2023 BY SYS