S1/2 OF LOT 38 (S-2)
THE RESIDENCE @ AMELIA
LANDINGS #4 PB 6/29

GORMAN MARY WALSH
2331-A FIRST AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1652-0038-0020

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 80
Interior Floo	08	SHT VINYL 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

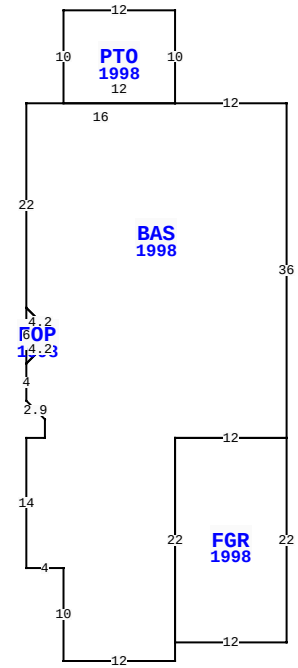
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,337	100	1,337	181,060
FGR	264	55	145	19,636
FOP	9	30	3	406
PTO	120	5	6	812
TOTALS	1,730		1,491	201,915

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	161.0784	153.02	228,153	1998	1998	0	0	0	11.50	88.50

1 TOWNHOUSE - 100% - 2017 Heated Area: 1337 HX Base Yr 2017



2331 1ST AV, 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		201,915
TOTAL MARKET OB/XF VALUE		4,565
TOTAL LAND VALUE - MARKET		196,000
TOTAL MARKET VALUE		402,480
SOH/AGL Deduction		188,811
ASSESSED VALUE		213,669
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,669
TOTAL JUST VALUE		402,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983236	NEW CONSTR	76,700	02/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2331/0911	11/23/2019	QC	U	I	11	82,200
GRANTOR: DECANDIS FRANCIS X AK						
GRANTEE: GORMAN MARY WALSH						
2057/0293	7/06/2016	WD	Q	I	02	250,000
GRANTOR: KIRKPATRICK PATRICIA						
GRANTEE: GORMAN MARY WALSH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 PTO=[YR=1998] N10 W12 S10 E12 $ W16 S22
FOP=[YR=1998] S6 U3 R3 L3 U3 $ D3 R3 D3 L3 S4 D2 R2
S2W2S14 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	0810	CONCRETE A	0	100	0	0	750.00	SF	6.50	6.50	100	1998	1998	3	77	3,754	
2	0810	CONCRETE A	0	100	0	0	162.00	SF	6.50	6.50	100	1998	1998	3	77	811	

LAND DESCRIPTION

TOTAL OB/XF 4,565

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