PT OF LOT 39 (S-2)
IN OR 1539/244
THE RESIDENCE @ AMELIA

FOLLO PHILIP A & JUDY G
1828 WALDEN BLVD
FLOWER MOUND, TX 75022

2023

00-00-31-1652-0039-0020

BUILDING CHARACTERISTICS

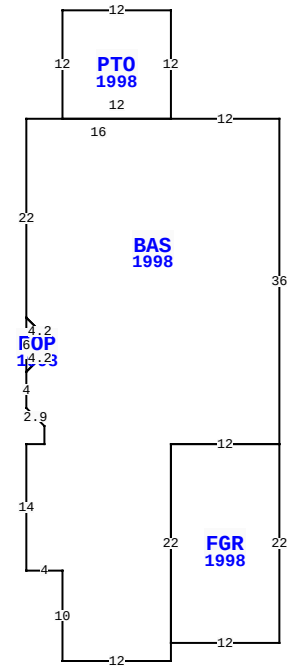
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	144	5	7	948
TOTALS	1,754		1,492	202,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,492	161.0784	153.02	228,306	1998	1998	0	0	0	11.50	88.50

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



2337 1ST AV, FERNANDINA BEACH

BLD DATE		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	202,051
TOTAL MARKET OB/XF VALUE	3,103
TOTAL LAND VALUE - MARKET	224,000
TOTAL MARKET VALUE	429,154
SOH/AGL Deduction	103,609
ASSESSED VALUE	325,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,545
TOTAL JUST VALUE	429,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	438,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983349	NEW CONSTR	76,700	03/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/0244	12/04/2007	QC	U	I	01	100
GRANTOR: FOLLO PHILIP A						
GRANTEE: FOLLO PHILIP A & JU						
0840/0624	7/08/1998	WD	U	I	07	100
GRANTOR: TREVETT HOMES						
GRANTEE: FOLLO PHILIP A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 PTO=[YR=1998] N12 W12 S12 E12 $ W16 S22 FOP=[YR=1998] S6 R3 U3 U3 L3 $ R3 D3 L3 D3 S4 R2 D2 S2W2 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	0810	CONCRETE A	0	0	0	0	430.00	SF	6.50	6.50	100	1998	1998	3	77	2,152	
2	0810	CONCRETE A	0	0	0	0	190.00	SF	6.50	6.50	100	1998	1998	3	77	951	

LAND DESCRIPTION

TOTAL OB/XF 3,103

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			40.00	111.00	40.00	FF		1.00	1.00	1.40	4,000.00	5,600.00	224,000							

REVIEW DATE 03/31/2020 BY DJA Total Acres: 0.00 Total Land Value: 224,000 Market: 0 Agricultural: 0 Common: 224,000 PRINTED 08/02/2023 BY SYS