

LOT 4
IN OR 1879/1895
SEASCAPE AT AMELIA PB 6/378

TEMPLETON SEBASTIEN R & LAUREN
736 WHITE IBIS WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1677-0004-0000



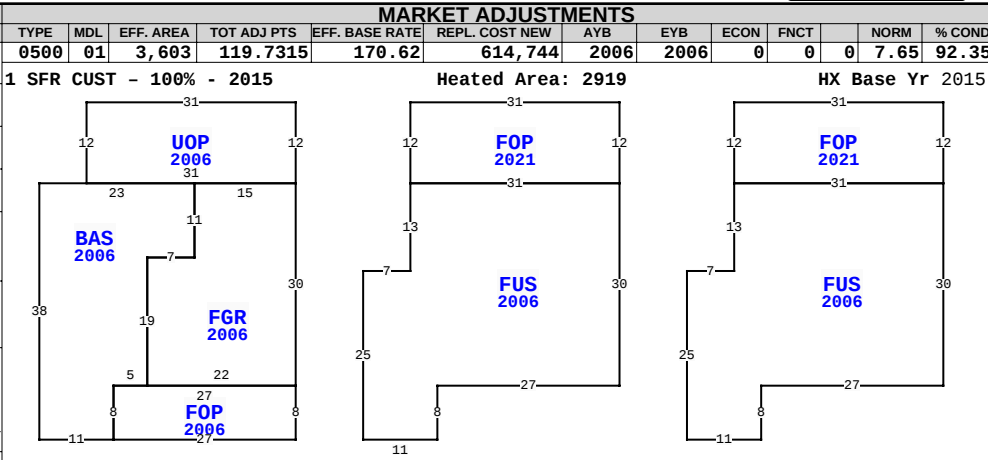
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	1023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	645	100	645	101,631
FGR	583	55	321	50,579
FOP	216	30	65	10,242
FOP	372	30	112	17,647
FOP	372	30	112	17,647
FUS	1,137	100	1,137	179,154
FUS	1,137	100	1,137	179,154
UOP	372	20	74	11,660
TOTALS	4,834		3,603	567,716

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00				
2	0810	CONCRETE A	0	100	0	0		1,500.00	SF 6.50				
3	0810	CONCRETE A	0	100	42	3		126.00	SF 6.50				
4	0479	VF PICKET	0	100	0	0		125.00	LF 10.00				
5	0855	CONC PAVER	0	100	0	0		720.00	SF 10.00				

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100	0003	R-2	80.00	98.00	1.00	LT		1.00	1.00



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

TOTAL OB/XF													
20,636													

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20,636													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	567,716		
TOTAL MARKET OB/XF VALUE	20,636		
TOTAL LAND VALUE - MARKET	225,000		
TOTAL MARKET VALUE	813,352		
SOH/AGL Deduction	271,831		
ASSESSED VALUE	541,521		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	491,521		
TOTAL JUST VALUE	813,352		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	749,355		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200056	REMODEL	300,000	03/16/2020
20081139	VINYL FENCE	1,725	07/09/2008
20060899	45 HD IRRIGATION	1,200	04/26/2006
20060220	GAS PIPING FOR FI	1,000	01/27/2006
20060207	H/AC	12,950	01/25/2006
20052644	PLUMBING NC	13,000	09/13/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1879/1895	9/17/2013	WD	Q	I	02	570,000	
GRANTOR: HAGGARD W CHARLES & A							
GRANTEE: TEMPLETON SEBASTIEN							
1867/1776	6/20/2013	QC	U	I	11	100	
GRANTOR: HAGGARD W CHARLES & A							
GRANTEE: HAGGARD W CHARLES &							

BUILDING NOTES													
BUILDING DIMENSIONS													
FOP=[YR=2006] N8 FGR=[YR=2006] N30 UOP=[YR=2006] N12 W31 S12 E31\$W15 BAS=[YR=2006] W23 S38 E11 N8 E5 N19 E7 N11\$S11 W7 S19 E22\$W27 S8 E27\$ PTR=E10 FUS=[YR=2006] N25 E7 N13 FOP=[YR=2021] N12 E31 S12 W31\$ E31 S30 W27 S8 W11\$ W10\$ PTR=E58 FUS=[YR=2006] N25 E7 N13 FOP=[YR=2021] N12 E31 S12 W31\$E31 S30 W27 S8 W11\$ W58\$.													