

W40.85 FT OF LOT 16
IN OR 1840/1644
SEASCAPE AT AMELIA PBK 6/378

ADVANTA IRA ADMINISTRATION LLC/FBO ROBERT J CASH #
C/O CLIENT SERVICE ASSOCIATE, 13191 STARKEY RD STE #9
LARGO, FL 33773

2023

00-00-31-1677-0016-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 50
Exterior Wall	23 REINF CONC 50
Roof Structure	08 IRREGULAR 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1023.00
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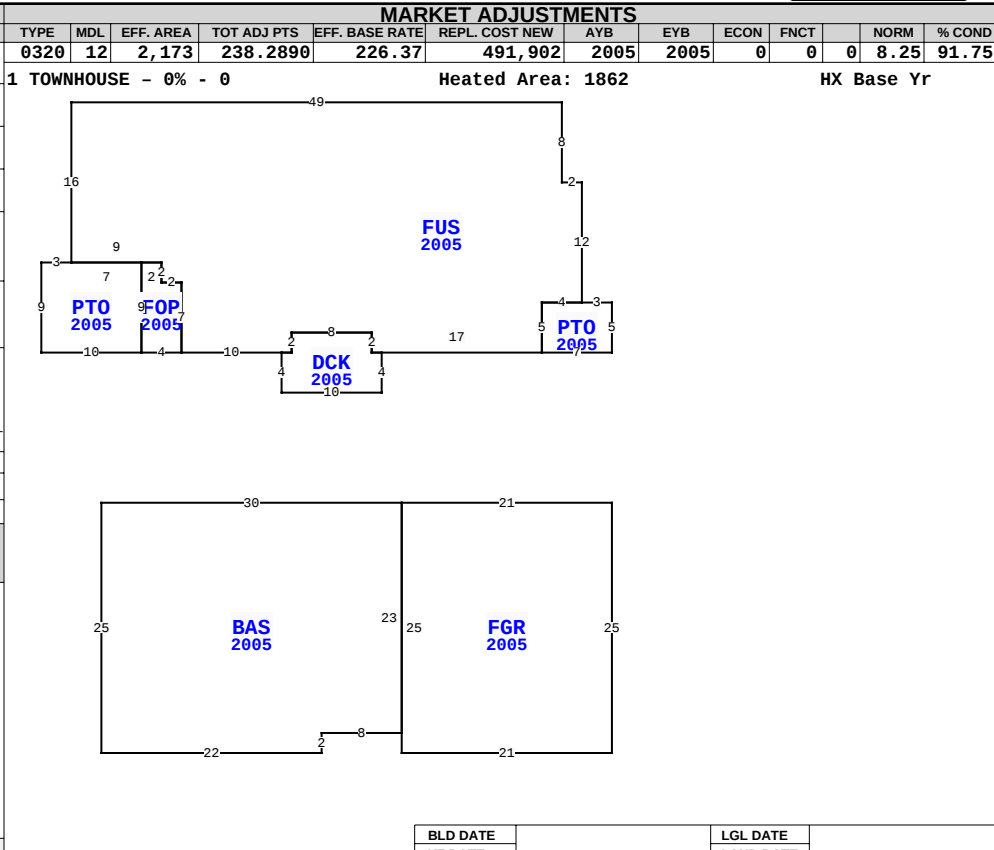
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	734	100	734	152,448
DCK	56	10	6	1,246
FGR	525	55	289	60,024
FOP	32	30	10	2,077
FUS	1,128	100	1,128	234,279
PTO	35	5	2	416
PTO	90	5	4	830
TOTALS	2,600		2,173	451,320

EXTRA FEATURES	
L N	OB/XF CODE

L N	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	30	18		855.00	SF 6.50	100	2005	2005	3	87	4,835	
2	0810	CONCRETE A	0	0	49	3		128.00	SF 6.50	100	2005	2005	3	87	724	
3	1241	WD DECK G	0	0	6	4		24.00	UT 11.50	100	2005	2005	3	44	121	
4	0479	VF PICKET	0	0	0	0		78.00	LF 10.00	100	2005	2005	3	69	538	
5	0462	ST/AL FNC	0	0	60	3		180.00	SF 10.00	100	2005	2005	3	44	792	

LAND DESCRIPTION	
L N	USE CODE

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR		0	0003	R-2	41.00	75.00	1.00	LT	1.00	1.00	0.85	225,000.00	191,250.00	191,250							



760 KINGFISHER WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		451,320
TOTAL MARKET OB/XF VALUE		7,010
TOTAL LAND VALUE - MARKET		191,250
TOTAL MARKET VALUE		649,580
SOH/AGL Deduction		197,223
ASSESSED VALUE		452,357
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		452,357
TOTAL JUST VALUE		649,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1840/1644	2/11/2013	QC	U	I	11	100	
GRANTOR: SCBT CUSTODIAN FBO RO							
GRANTEE: ADVANTA IRA ADMINIS							
1360/0529	10/19/2005	WD	Q	I		444,500	
GRANTOR: OSPREY DEV CO LLC							
GRANTEE: COMMUNITY BANK & TR							

BUILDING NOTES	
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BUILDING DIMENSIONS	
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FGR=[YR=2005] W21 BAS=[YR=2005] W30 S25 E22 N2 E8 N23 \$ S25 E21 N25 \$ PTR= N15 PTO=[YR=2005] N5 W3 FUS=[YR=2005] N12 W2 N8 W49 S16 PTO=[YR=2005] W3 S9 E10 FOP=[YR=2005] E4 N7 W2 N2 W2 S9 \$ N9 W7 \$ E9 S2 E7 E10 DCK=[YR=2005] S4 E10 N4 W1 N2 W8 S2 W1 \$ E1 N2 E8 S2 E17 N5 E4 \$ W4 S5 E7 \$ S15 \$.