BLOCK 1 LOT 9
IN OR 2518/217
WINDSOR PLACE 1

AMELIA 9 LLC
9656 BLUFFSIDE DR
SANDY, UT 84092

2023

00-00-31-178A-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

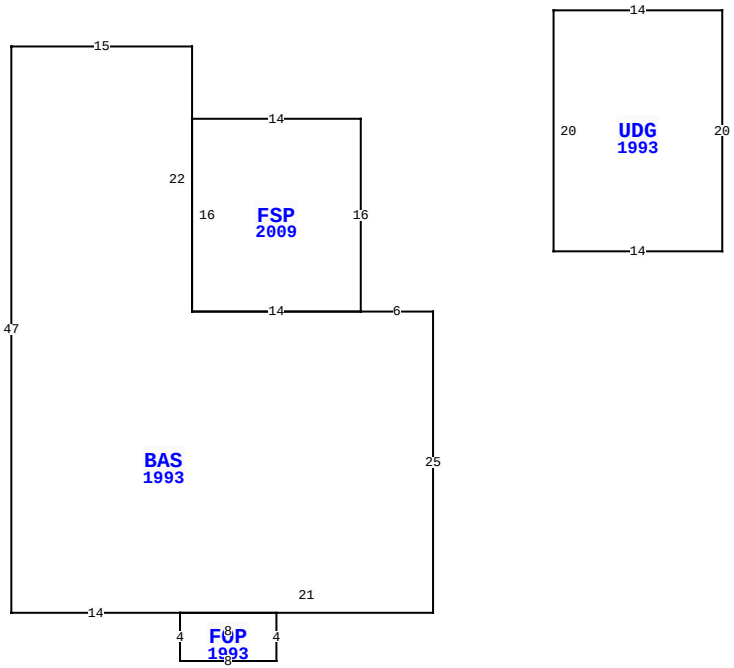
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,205	100	1,205	129,707
FOP	32	30	10	1,077
FSP	224	40	90	9,687
UDG	280	55	154	16,577
TOTALS	1,741		1,459	157,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,459	103.8870	123.37	179,997	1950	2005	0	0	0	12.75	87.25

1 SNGL FAM – 0% - 0 Heated Area: 1205 HX Base Yr



2115 BELVEDERE AVE, 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	157,047
TOTAL MARKET OB/XF VALUE	4,083
TOTAL LAND VALUE - MARKET	152,640
TOTAL MARKET VALUE	313,770
SOH/AGL Deduction	26,595
ASSESSED VALUE	287,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,175
TOTAL JUST VALUE	313,770
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091414	REPAIR/RRF	900	10/15/2009
20061720	OTHER	500	07/20/2006
20051068	REPAIR/RRF	2,000	01/18/2005
20020271	REMODEL	0	02/19/2002
20012647	REMODEL	0	12/13/2001
20011102	H/AC	0	05/15/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2518/0217	12/01/2021	WD	Q	I	01	315,000
GRANTOR: FERRELL KATIE A						
GRANTEE: AMELIA 9 LLC						
1922/1812	6/12/2014	WD	Q	I	02	154,000
GRANTOR: HUNTER WINNIE G						
GRANTEE: FERRELL KATIE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FSP=[YR=2009] N16 W14 S16 E14$ W14 N22 W15 S47 E14 FOP=[YR=1993] S4 E8 N4 W8$ E21 N25$ PTR= E10N25 UDG=[YR=1993] E14 S20 W14 N20 $S25W10 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0810	CONCRETE A	0	0	0	0	914.00	SF	6.50	6.50	100	1980	1980	3	35	2,079	
3	0810	CONCRETE A	0	0	0	0	202.00	SF	6.50	6.50	100	1970	1970	3	22	289	

LAND DESCRIPTION

TOTAL OB/XF 4,083

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		R-1A	60.00	115.00	60.00	FF	1	1.06	1.00	1.06	2,400.00	2,544.00	152,640							

REVIEW DATE 11/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 152,640 Market: 0 Agricultural: 0 Common: 152,640 PRINTED 08/02/2023 BY SYS