

BLOCK 233 W100 FT OF S1/2 OF
LOT 2
IN OR 2431/1869

AMELIAS LADIES MANAGEMENT LLC
225 DIVISION ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0233-0021



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	103,874
FOP	24	30	7	539
TOTALS	1,374		1,357	104,413

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	25	9	225.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	0	13	10	130.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-2	86.00	100.00	86.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,357	108.6800	98.08	133,095	1971	1971	0	0	21.55	78.45
1 SINGLE FAM - 0% - 0											
Heated Area: 1350 HX Base Yr											
BAS 1993 FOP 1993											
822 S 12TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	25	9	225.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	0	13	10	130.00	SF	30.00	30.00	

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	25	9	225.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	0	13	10	130.00	SF	30.00	30.00	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										104,413	
TOTAL MARKET OB/XF VALUE										1,344	
TOTAL LAND VALUE - MARKET										137,600	
TOTAL MARKET VALUE										243,357	
SOH/AGL Deduction										0	
ASSESSED VALUE										243,357	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										243,357	
TOTAL JUST VALUE										243,357	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										242,450	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034366	SHOWER & REPAIRS	0	12/29/2003
20034367	REPAIR & ADD FIXT	0	12/29/2003
2002876	REMODEL	5,875	05/05/2000
990140	H/AC	0	03/29/1999
5340	REMODEL	8,886	05/03/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2431/1869	1/16/2021	QC	U	I	11	100
GRANTOR: WEBER RACHELLE J						
GRANTEE: AMELIAS LADIES MANA						
2120/0110	5/11/2017	WD	U	I	37	85,000
GRANTOR: PMR LLC						
GRANTEE: WEBER RACHELLE J						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W54 S25 E25 FOP=[YR=1993] S4 E6 N4 W6 \$ E29 N25 \$.											