IN OR 1990/5
DECLAR OF CVNTS,ESMTS,& REST
PT OR 1463/105

DIEU RANDY/
2450 E 23RD ST
LOS ANGELES, CA 90058

2023

01-2N-27-0000-0003-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		29 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		16 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

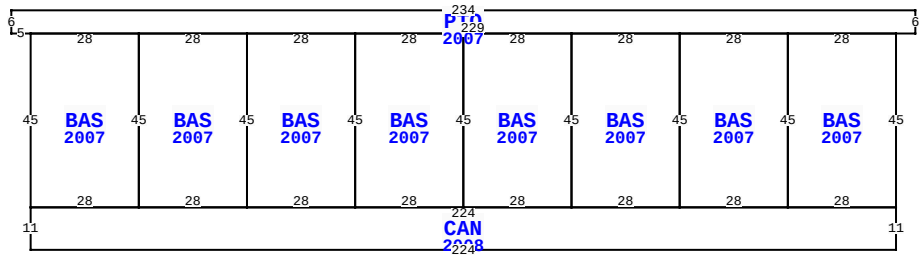
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	134,378
BAS	1,260	100	1,260	134,378
BAS	1,260	100	1,260	134,378
BAS	1,260	100	1,260	134,378
BAS	1,260	100	1,260	134,378
BAS	1,260	100	1,260	134,378
BAS	1,260	100	1,260	134,378
BAS	1,260	100	1,260	134,378
CAN	2,464	30	739	78,814
PTO	1,404	5	70	7,466
TOTALS	13,948		10,889	1,161,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	10,889	114.3219	125.47	1,366,243	2007	2007	0	0	0	15.00	85.00

1 NBHD SHOP - 0% - 0 Heated Area: 10080 HX Base Yr



95742 AMELIA CONCOURSE, FERNANDINA BEACH

BLD DATE	12/13/2018	KK	LGL DATE		
XF DATE	12/13/2018	KK	LAND DATE	12/13/2018	KK
INC DATE			AG DATE		

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	0803	ASPHALT C	0	0	0	0	25,904.00	SF	2.00	2.00	100	2007	2007	3	62	32,121	
2	0811	CONCRETE B	0	0	0	0	678.00	SF	5.20	5.20	100	2007	2007	3	89	3,138	
3	0400	CONC CURB	0	0	0	0	841.00	LF	15.00	15.00	100	2007	2007	3	92	11,606	
4	0424	CL FNC 6'	0	0	0	0	271.00	LF	23.00	23.00	100	2007	2007	3	74	4,612	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	345.00	345.00	100	2007	2007	3	74	511	
6	0978	SECURTY LT	0	0	0	0	8.00	UT	225.00	225.00	100	2007	2007	3	74	1,332	
7	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2007	2007	3	100	200	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	345.00	345.00	100	2007	2007	3	74	511	
9	1126	CB/STC 8"	0	0	30	6	180.00	SF	8.00	8.00	100	2007	2007	3	89	1,282	
10	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	2007	2007	3	89	579	

TOTAL OB/XF 55,892

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,161,307
TOTAL MARKET OB/XF VALUE	65,764
TOTAL LAND VALUE - MARKET	280,962
TOTAL MARKET VALUE	1,508,033
SOH/AGL Deduction	476,022
ASSESSED VALUE	1,032,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,032,011
TOTAL JUST VALUE	1,508,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,137,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000602	REPAIR/RRF	16,700	01/19/2018
B25028	REMODEL	500	08/01/2011
M16430	MECH OTHER	10,000	08/01/2011
C24092	CO ISSUED	0	11/08/2010
B24092	REMODEL	101	11/01/2010
C0922899	CO ISSUED	0	10/19/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1990/0005	6/23/2015	SW	Q	I	01	1,060,000
GRANTOR: CRIMSON AMELIA HOLDIN						
GRANTEE: DIEU RANDY						
1966/0625	3/06/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CRIMSON AMELIA HOLD						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W234 S6 E5 BAS=[YR=2007] S45 CAN=[YR=2008] S11 E224 N11 W224 $ E28 BAS=[YR=2007] E28 BAS=[YR=2007] E28 BAS=[YR=2007] E28 BAS=[YR=2007] E28 BAS=[YR=2007] E28 BAS=[YR=2007] E28 N45 W28 S45$ N45 W28 S45$ N45 W28 S45$ N45 W28 S45$ N45 W28 S45$ N45 W28 S45$ N45 W28 S45$ N45 W28$ E229 N6$.

LAND DESCRIPTION

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	001610	C	SH CTR NHD	0	0003	PUD	0.00	0.00	93,654.00	SF		1.00	1.00	1.00	3.00	3.00	280,962							

REVIEW DATE 12/13/2018 BY KK Total Acres: 0.00 Total Land Value: 280,962 Market: 0 Agricultural: 0 Common: 280,962 PRINTED 08/02/2023 BY SYS

IN OR 1990/5
DECLAR OF CVNTS,ESMTS,& REST
PT OR 1463/105

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BLD DATE	12/13/2018	KK	LGL DATE		
XF DATE	12/13/2018	KK	LAND DATE	12/13/2018	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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ASSESSED VALUE	1,032,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,032,011
TOTAL JUST VALUE	1,508,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,137,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0922148	ELEC OTHER	100	10/01/2009
C21819	CO ISSUED	3,400	11/12/2008
C21940	CO ISSUED	25,000	11/12/2008
C22024	CO ISSUED	2,000	10/28/2008
E21348	REMODEL	1,950	10/01/2008
B22024	REMODEL	2,000	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1990/0005	6/23/2015	SW	Q	I	01	1,060,000
GRANTOR: CRIMSON AMELIA HOLDIN						
GRANTEE: DIEU RANDY						
1966/0625	3/06/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0424	CL FNC 6'	0	0	0	0	567.00	LF	23.00	23.00	100	2007	2007	3	74	9,650	
12	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	74	222	

LAND DESCRIPTION

TOTAL OB/XF 9,872

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

REVIEW DATE 12/13/2018 BY KK Total Acres: 0.00 Total Land Value: 280,962 Market: 0 Agricultural: 0 Common: 280,962 PRINTED 08/02/2023 BY SYS