

LOT 44
IN OR 1554/1540
ESMT PT OR 1521/1562

STEADMAN SCOTT & PAMELA
85060 APOKA COURT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100	1,883	223,509
FGR	462	55	254	30,149
FOP	84	30	25	2,968
FSP	185	40	74	8,783
FUS	1,205	100	1,205	143,032
TOTALS	3,819		3,441	408,441

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	632.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100			0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,441	106.9040	126.95	436,835	2008	2008	0	0
1 SNGL FAM - 100% - 2009									
Heated Area: 3088									
HX Base Yr 2009									

BLD DATE	07/31/2008	RK		LGL DATE	
XF DATE				LAND DATE	06/13/2023
INC DATE				AG DATE	MLU

TOTAL OB/XF									
6,213									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		408,441	
TOTAL MARKET OB/XF VALUE		6,213	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		489,654	
SOH/AGL Deduction		239,269	
ASSESSED VALUE		250,385	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		200,385	
TOTAL JUST VALUE		489,654	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,269	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20120	ELEC OTHER	2,000	10/01/2007
M13335	MECH OTHER	0	10/01/2007
C20424	CO ISSUED	0	08/01/2007
P12677	OTHER	0	08/01/2007
R10655	REPAIR/RRF	5,750	08/01/2007
B20424	NEW CONSTR	271,580	08/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1554/1540	3/10/2008	WD	Q	I	
SALE PRICE					
311,000					

GRANTOR: WOODSIDE AMELIA LAKES					
GRANTEE: STEADMAN SCOTT & PA					

BUILDING DIMENSIONS									
BAS=[YR=2008] U3 L3 W8 D3 L3 S2 FSP=[YR=2008] W24 S5E1 D3 R3 E20 N8 \$ S8 W20 U3 L3 W10 D3 L3 S28 FGR=[YR=2008] S22 E21 N9 FOP=[YR=2008] E18 N2 W2 N3 W16 S5 \$ N13 W21 \$ E21 S8 E16 S3 E13 N49 \$ PTR= E30 FUS=[YR=2008] E37 N13 E13 S33 W13 N3 W16 S7 W21 N24 \$ W30 \$.									