

LOT 111
IN OR 2118/688
AMELIA CONCOURSE SUB #1

ALSAHWI RAMI Y & LISA L
95059 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

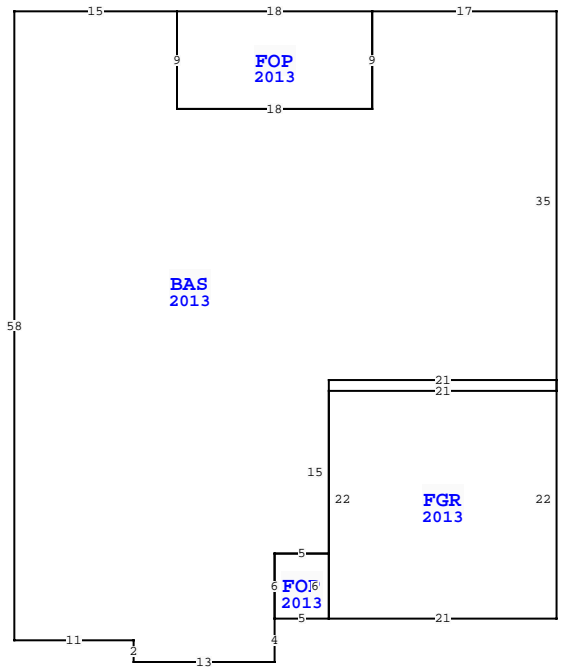
2023

30-2N-28-0150-0111-0000



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE 70 | |
| Exterior Wall | 16 | WD FR STUC 30 | |
| Roof Structure | 03 | GABLE/HIP 100 | |
| Roof Cover | 03 | COMP SHNGL 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 11 | CLAY TILE 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 | 1. | 1. 100 | |
| Units | | 0 100 | |
| Occupancy | 00 | NONE 100 | |
| Quality | 04 | Quality Level 04 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | | 4067.00 | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 2,241 | 100 | 2,241 |
| FGR | 462 | 55 | 254 |
| FOP | 30 | 30 | 9 |
| FOP | 162 | 30 | 49 |
| TOTALS | 2,895 | | 2,553 |
| | | | 258,237 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------------|-----|-----------|-------------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | | | | | | | | | | | |
| SINGLE FAM - 100% - 2018 | | | Heated Area: 2241 | | | HX Base Yr 2018 | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | |
|---------------------------|-------|-------------|--|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 258,237 | |
| TOTAL MARKET OB/XF VALUE | | 5,418 | |
| TOTAL LAND VALUE - MARKET | | 75,000 | |
| TOTAL MARKET VALUE | | 338,655 | |
| SOH/AGL Deduction | | 100,343 | |
| ASSESSED VALUE | | 238,312 | |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 | |
| BASE TAXABLE VALUE | | 188,312 | |
| TOTAL JUST VALUE | | 338,655 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 301,875 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| B1327263 | CO ISSUED | 0 | 02/14/2014 |
| B1327263 | NEW CONSTR | 0 | 06/01/2013 |

| SALES DATA | | | | | | |
|---------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2118/0688 | 5/02/2017 | WD Q | Q | I | 01 | 252,500 |
| GRANTOR: TODD JOHN D JR & CRY S | | | | | | |
| GRANTEE: ALSAHWI RAMI Y & LI | | | | | | |
| 1921/1166 | 5/30/2014 | SW Q | Q | I | 02 | 227,000 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: TODD JOHN D JR & CR | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | | | 5.20 | 100 | 2013 | 2013 | 3 | 95 | 3,330 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | | | 32.00 | 100 | 2013 | 2013 | 3 | 87 | 2,088 | |

| BLD DATE | | 03/29/2023 | | NW | | LGL DATE | |
|----------|--|------------|--|----|--|-----------|--|
| XF DATE | | | | | | LAND DATE | |
| INC DATE | | | | | | AG DATE | |

| BUILDING NOTES | |
|----------------|--|
| | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 000136 | C | SFR INT | 100 | | RS-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2013] W17 FOP=[YR=2013] W18 S9 E18 N9 \$ S9 W18 N9 W15 S58 E11 S2 E13 N4 FOP=[YR=2013] E5 FGR=[YR=2013] E21 N22 W21 S22 \$ N6 W5 S6 \$ N6 E5 N15 E21 N35 \$. | |