

LOT 110
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

CHEENEY FAMILY TRUST/CHEENEY JEFFREY S TRUSTEE
P O BOX 16746
FERNANDINA BEACH, FL 32035

2023

30-2N-28-0151-0110-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

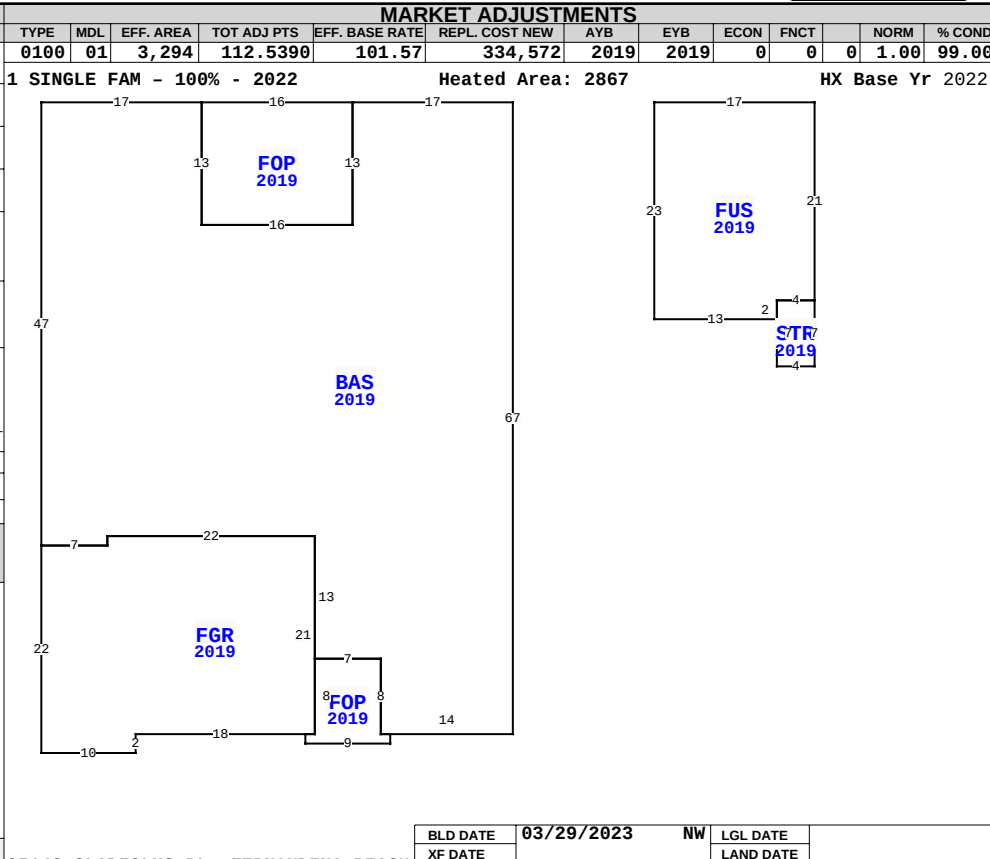
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2,484	249,777
FGR	622	55	342	34,390
FOP	65	30	20	2,011
FOP	208	30	62	6,234
FUS	383	100	383	38,512
STR	28	10	3	302

TOTALS	3,790		3,294	331,226
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50
2	0811	CONCRETE B	0	100	0	0	821.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00



TOTAL OB/XF									
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2	0811	CONCRETE B	0	100	0	0	821.00	SF	5.20

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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,294	112.5390	101.57	334,572	2019	2019	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022											
Heated Area: 2867 HX Base Yr 2022											
BAS 2019											
FGR 2019											
FOP 2019											
FUS 2019											
STR 2019											

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,226
TOTAL MARKET OB/XF VALUE		4,381
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		410,607
SOH/AGL Deduction		16,562
ASSESSED VALUE		394,045
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		344,045
TOTAL JUST VALUE		410,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1902828	NEW CONSTR	388,991	03/22/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2504/0274	10/12/2021	WD	Q	I	01
					SALE PRICE
					525,000
GRANTOR: SULSER JUDY IRENE					
GRANTEE: CHEENEY FAMILY TRUS					
2425/0933	1/12/2021	QC	U	I	11
GRANTOR: SULSER PHILLIP RAY					
GRANTEE: SULSER JUDY IRENE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2019] W17 FOP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2019] S22 E10 N2 E18 FOP=[YR=2019] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E14 N67\$ PTR= E15 FUS=[YR=2019] E17 S21 STR=[YR=2019] S7 W4 N7 E4\$ W4 S2 W13 N23\$ W15\$.					