LOT 17
AMELIA BAY ESTATES PB 7/4
ESMT PT OR 1397/1057

MELORE DANIEL GERARD &/FARRELL MICHELLE LEIGH
95016 AUBREY CT
FERNANDINA BEACH, FL 32034

2023

32-2N-28-005A-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

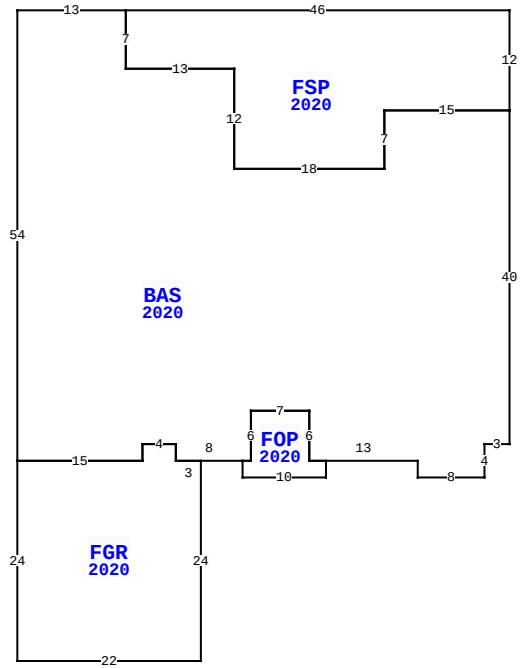
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	4008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,533	100	2,533	400,708
FGR	536	55	295	46,667
FOP	62	30	19	3,006
FSP	613	40	245	38,758
TOTALS	3,744		3,092	489,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,092	111.5730	158.99	491,597	2020	2020	0	0	0	0.50	99.50

1 SFR CUST – 0% - 2023 Heated Area: 2533 HX Base Yr



95016 AUBREY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	489,139
TOTAL MARKET OB/XF VALUE	41,042
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	615,181
SOH/AGL Deduction	0
ASSESSED VALUE	615,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	615,181
TOTAL JUST VALUE	615,181
NCON VALUE	137,315
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	448,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005670	SWIM POOL	28,700	08/01/2020
C1904807	CO ISSUED	0	04/15/2020
B1904807	NEW CONSTR	357,162	09/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2572/1046	6/22/2022	WD	Q	I	01	875,000
GRANTOR: GRIFFIS BRANDON K & A						
GRANTEE: MELORE DANILE G & M						
2188/1964	4/06/2018	WD	Q	V	01	50,000
GRANTOR: 16B SOUTHERN OAKS LLC						
GRANTEE: GRIFFIS BRANDON K &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W46 BAS=[YR=2020] W13 S54 FGR=[YR=2020] S24 E22 N24 W3 N2 W4 S2 W15$ E15 N2 E4 S2 E8 FOP=[YR=2020] S2 E10 N2 W2 N6 W7 S6 W1$ E1 N6 E7 S6 E13 S2 E8 N4 E3 N40 W15 S7 W18 N12 W13 N7$ S7 E13 S12 E18 N7 E15 N12$.

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	0810	CONCRETE A	0	0	35	4	140.00	SF	6.50	6.50	100	2020	2020	3	99	901	
2	0811	CONCRETE B	0	0	0	0	2,122.00	SF	5.20	5.20	100	2020	2020	3	99	10,924	
3	0866	POOL FIBER	0	0	24	11	264.00	SF	72.00	72.00	100	2020	2020	3	93	17,677	
4	0855	CONC PAVER	0	0	0	0	445.00	SF	10.00	10.00	100	2020	2020	3	99	4,406	
5	0462	ST/AL FNC	0	0	144	0	720.00	SF	10.00	10.00	100	2020	2020	3	95	6,840	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 41,042

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	000116	C	SFR MARSH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/03/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS