

LOTS 30 & 31
AMELIA BAY ESTATES PB 7/4
ESMT PT OR 1397/1057

PONDER GERALD A & KATHLEEN M
95276 AMBERWOOD LANE
FERNANDINA BEACH, FL 32034

2023

32-2N-28-005A-0031-0000



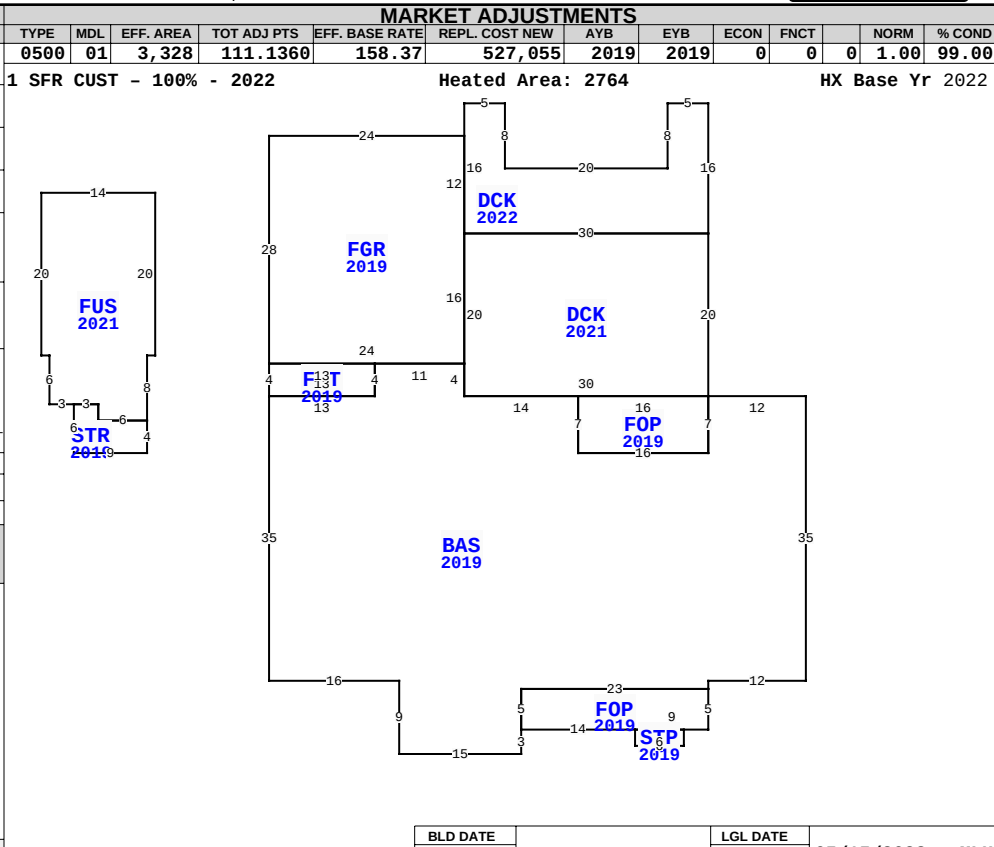
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	376,287
DCK	600	10	60	9,407
DCK	320	10	32	5,017
FGR	672	55	370	58,011
FOP	112	30	34	5,331
FOP	115	30	34	5,331
FST	52	55	29	4,547
FUS	364	100	364	57,071
STP	12	10	1	156
STR	42	10	4	627
TOTALS	4,689		3,328	521,784

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	0810	CONCRETE A	0 100	56	3	168.00	SF	6.50	6.50
3	0812	CONCRETE C	0 100	0	0	1,862.00	SF	4.00	4.00
4	0911	SCRN RM A	0 100	30	20	600.00	SF	17.50	17.50
5	0911	SCRN RM A	0 100	30	16	480.00	SF	17.50	17.50
6	0875	HOT TUB	0 100	0	0	1.00	UT	1,200.00	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		OR	0.00	0.00	2.00



TOTAL OB/XF									
31,285									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		OR	0.00	0.00	2.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					521,784				
TOTAL MARKET OB/XF VALUE					31,285				
TOTAL LAND VALUE - MARKET					170,000				
TOTAL MARKET VALUE					723,069				
SOH/AGL Deduction					81,766				
ASSESSED VALUE					641,303				
TOTAL EXEMPTION VALUE					HX HB				
BASE TAXABLE VALUE					591,303				
TOTAL JUST VALUE					723,069				
NCON VALUE					16,112				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					606,982				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113149	SCRN ENCLSR 17X3	13,076	09/28/2021
B2112170	SCRN ENCLSR 21X3	5,227	09/13/2021
B2009113	(5) WINDOWS	7,000	10/01/2020
C1706100	CO ISSUED	0	03/12/2019
B1706100	NEW CONSTR	356,436	10/01/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2469/0317	6/08/2021	WD	U	V	37	47,500			
GRANTOR: 16B SOUTHERN OAKS LLC									
GRANTEE: PONDER GERALD A & K									
2339/1933	2/14/2020	WD	Q	I	02	470,000			
GRANTOR: HOLLAND DEBBIE L									
GRANTEE: PONDER GERALD A & K									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2019] W12 DCK=[YR=2021] N20 DCK=[YR=2022] N16 W5 S8 W20 N8 W5 S16 E30\$ W30 FGR=[YR=2019] N12 W24 S28 FST=[YR=2019] S4 E13 N4 W13\$ E24 N16\$ S20 E30\$ FOP=[YR=2019] W16 S7 E16 N7\$ S7 W16 N7 W14 N4 W11 S4 W13 S35 E16 S9 E15 N3 FOP=[YR=2019] E14STP=[YR=2019] S2 E6 N2 W6\$ E9 N5 W23 S5\$ N5 E23 N1 E12 N35 \$ PTR= N25 W80 FUS=[YR=2021] W14 S20 E1 S6 E3 STR=[YR=2019] S6 E9 N4 W6 N2 W3\$ E3 S2 E6 N8 E1 N20\$ S25E80\$.									