

LOTS 1 & 2
IN OR 1839/473
BUENA VISTA PB 5/19

RTJC PROPERTIES LLC
960194 GATEWAY BLVD, SUITE # 101
FERNANDINA BEACH, FL 32034

2024

00-00-30-0150-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2001.00
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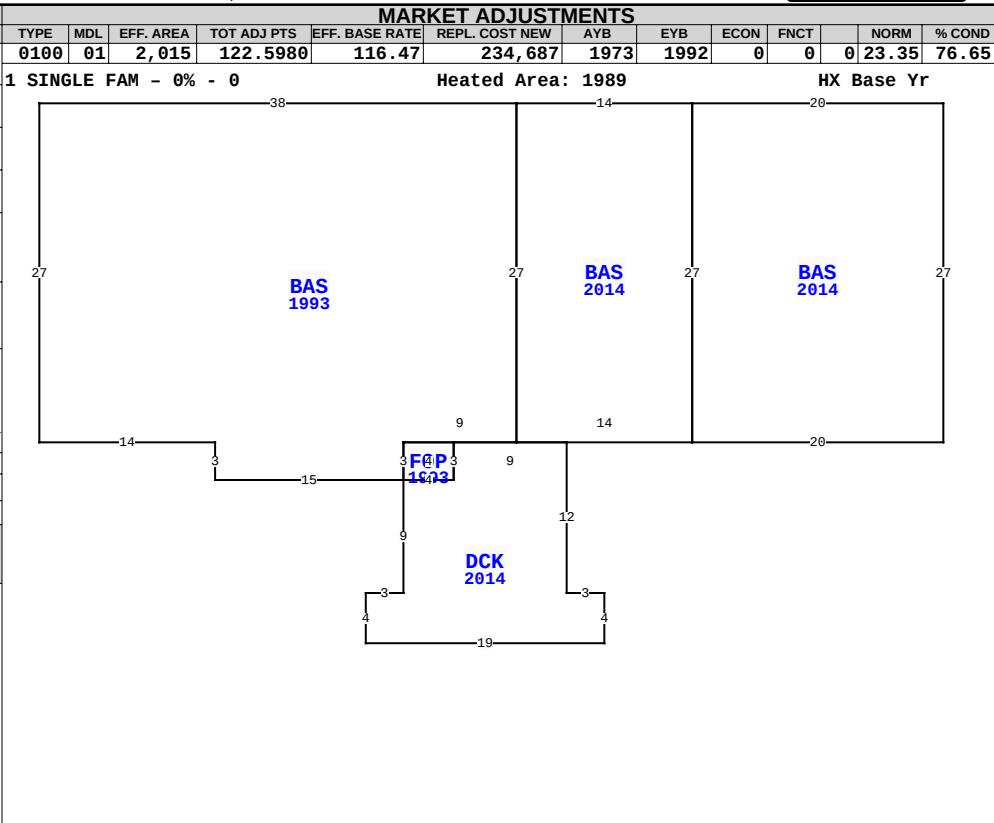
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,071	100	1,071	95,612
BAS	378	100	378	33,746
BAS	540	100	540	48,208
DCK	220	10	22	1,964
FOP	12	30	4	357

TOTALS	2,221		2,015	179,888
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	1,576.00	SF	7.00
2	0855	CONC PAVER	0	0	0	0	215.00	SF	7.00
3	0855	CONC PAVER	0	0	0	0	352.00	SF	7.00
4	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RSF	2100.00	140.00	100.00

REVIEW DATE	01/18/2019	BY	DJA
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2441 AMELIA RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0855	CONC PAVER	0	0	0	0	1,576.00	SF	7.00	7.00	100	2014	2014	3	95	10,480	
2	0855	CONC PAVER	0	0	0	0	215.00	SF	7.00	7.00	100	2014	2014	3	95	1,430	
3	0855	CONC PAVER	0	0	0	0	352.00	SF	7.00	7.00	100	2014	2014	3	95	2,341	
4	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2012	2012	3	55	1,056	

TOTAL OB/XF														15,307	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
RSF-2100.00	140.00	100.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	1					

Total Acres: 0.00	Total Land Value: 160,000	Market: 0	Agricultural: 0	Common: 160,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				179,888	
TOTAL MARKET OB/XF VALUE				15,307	
TOTAL LAND VALUE - MARKET				160,000	
TOTAL MARKET VALUE				355,195	
SOH/AGL Deduction				55,071	
ASSESSED VALUE				300,124	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				300,124	
TOTAL JUST VALUE				355,195	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				307,290	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428767	ADDITION	21,410	05/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1839/0473	2/01/2013	WD	U	I	37
GRANTOR: WATKINS RUTH C					
GRANTEE: RTJC PROPERTIES LLC					
0376/0774	1/01/1983	WD	Q	I	
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W20 BAS=[YR=2014] W14 BAS=[YR=1993] W38 S27 E14 S3 E15 DCK=[YR=2014] S9 W3 S4 E19 N4 W3 N12 W9 FOP=[YR=1993] W4 S3 E4 N3 S3 W4 S3 E9 N27 S27 E14 N27 S27 E20 N27 S.									