PT LOTS 5 & 6 IN OR 1094/1179
CASHEN PARK S/D PBK 2/49

FOUNTAIN ROSALIE PEEPLES/FOUNTAIN HUBERT WAYNE ET
PO BOX 6101
FERNANDINA BEACH, FL 32035-6101

**2024**

**00-00-30-0170-0005-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

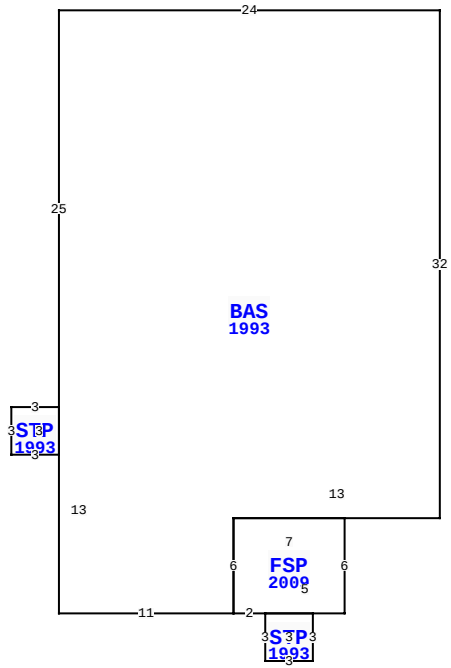
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| 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 |
| NEIGHBORHOOD/LOC | 2001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 834 | 100 | 834 | 72,776 |
| FSP | 42 | 40 | 17 | 1,483 |
| STP | 9 | 10 | 1 | 87 |
| STP | 9 | 10 | 1 | 87 |
| TOTALS | 894 | | 853 | 74,434 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 853 | 113.4000 | 107.73 | 91,894 | 1961 | 1985 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM – 100% - 2009 Heated Area: 834 HX Base Yr 2009




2224 AMELIA RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/14/2024 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 74,434 |
| TOTAL MARKET OB/XF VALUE | | 7,658 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 162,092 |
| SOH/AGL Deduction | | 91,798 |
| ASSESSED VALUE | | 70,294 |
| TOTAL EXEMPTION VALUE | HX HB | 45,294 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 162,092 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 139,104 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1094/1179 | 11/15/2002 | QC | U | I | 07 | 100 |
| GRANTOR: FOUNTAIN-NOLAN ROSALI | | | | | | |
| GRANTEE: FOUNTAIN-NOLAN ROSA | | | | | | |
| 1093/0333 | 11/07/2002 | QC | U | I | 01 | 100 |
| GRANTOR: FOUNTAIN-NOLAN ROSALI | | | | | | |
| GRANTEE: FOUNTAIN-NOLAN ROSA | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W24 S25 STP=[YR=1993] W3S3 E3N3$ S13 E11
FSP=[YR=2009] E2 STP=[YR=1993] S3E3N3W3$ E5 N6 W7S6$ N6 E13
N32$ .

### 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 | 0510 | GARAGE WD- | 0 | 100 | 24 | 10 | 240.00 | SF | 17.50 | 17.50 | 100 | 1985 | 1985 | 3 | 20 | 840 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 24 | 14 | 336.00 | SF | 17.50 | 17.50 | 100 | 1980 | 1980 | 3 | 20 | 1,176 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 53 | 27 | 1,431.00 | SF | 5.20 | 5.20 | 100 | 1985 | 1985 | 3 | 47 | 3,497 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 88.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 47 | 269 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 614.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 47 | 1,876 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,658

| 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 | 000100 | C | SFR | 100 | | RM | 50.00 | 179.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 1,600.00 | 1,600.00 | 80,000 | | | | | | | |

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS