

LOT 61  
IN OR 2163/614  
ISLAND BLUFF SUB PB 5/92

TRAMONTANO SANDRA A  
1977 AMELIA OAKS DR  
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0061-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 90     |
| Exterior Wall            | 16 | WD FR STUC 10  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 05 | DIST 1A 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 06   | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY    |

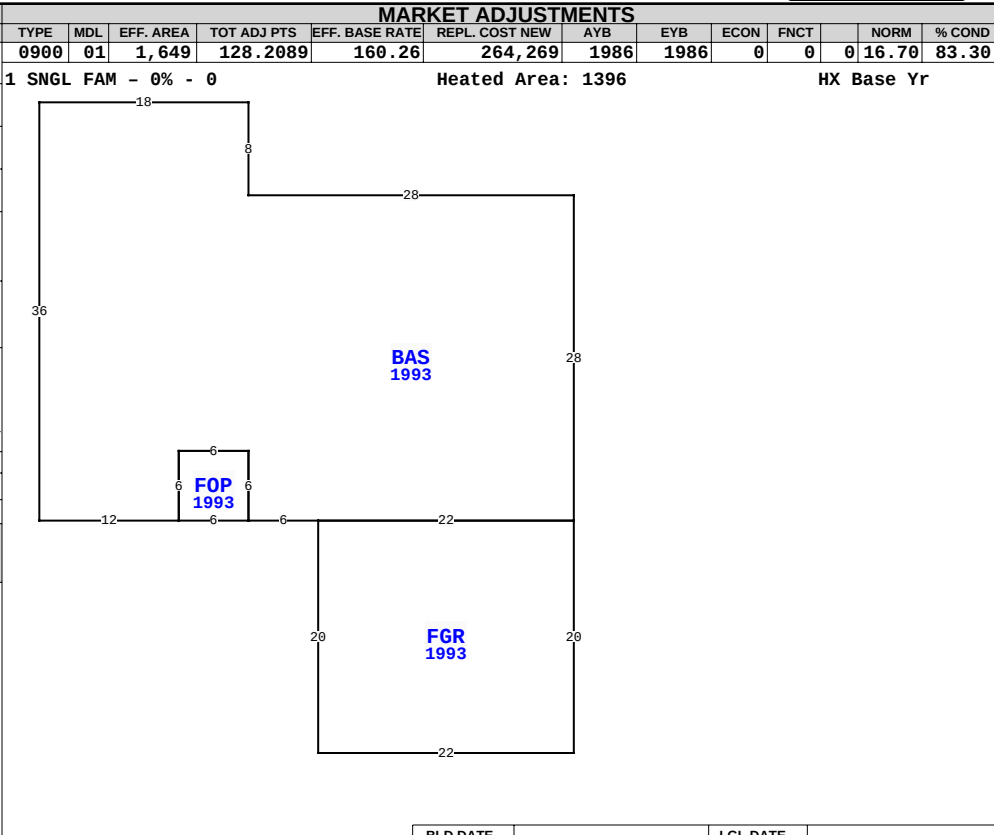
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2009.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,396            | 100         | 1,396        | 186,361              |
| FGR       | 440              | 55          | 242          | 32,306               |
| FOP       | 36               | 30          | 11           | 1,469                |
| TOTALS    | 1,872            |             | 1,649        | 220,136              |

| EXTRA FEATURES |  |  |
|----------------|--|--|
|----------------|--|--|

| 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   | 0811       | CONCRETE B  | 0   | 0   | 34 | 16 | 544.00 | SF | 5.20     | 5.20           | 100       | 1986    | 1986        | 3 | 49.5   | 1,400           |       |
| 2   | 0810       | CONCRETE A  | 0   | 0   | 29 | 3  | 87.00  | SF | 6.50     | 6.50           | 100       | 1986    | 1986        | 3 | 49.5   | 280             |       |
| 3   | 0811       | CONCRETE B  | 0   | 0   | 12 | 10 | 120.00 | SF | 5.20     | 5.20           | 100       | 1986    | 1986        | 3 | 49.5   | 309             |       |
| 4   | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1986    | 1986        | 3 | 60     | 2,100           |       |

| LAND DESCRIPTION |             |     |                         |     |        |
|------------------|-------------|-----|-------------------------|-----|--------|
| L<br>N           | USE<br>CODE | CLS | LAND USE<br>DESCRIPTION | CAP | R<br>D |
| 1                | 000100      | C   | SFR                     | 0   |        |
|                  |             |     |                         |     |        |
|                  |             |     |                         |     |        |
|                  |             |     |                         |     |        |
|                  |             |     |                         |     |        |
|                  |             |     |                         |     |        |
|                  |             |     |                         |     |        |
|                  |             |     |                         |     |        |
|                  |             |     |                         |     |        |



|                                 |          |           |            |     |
|---------------------------------|----------|-----------|------------|-----|
| 2135 EGRET LN, FERNANDINA BEACH | BLD DATE | LGL DATE  | 04/03/2024 | MLU |
|                                 | XF DATE  | LAND DATE |            |     |
|                                 | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  | 4,089 |
|-------------|--|--|-------|
|-------------|--|--|-------|

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 8 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 8 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 220,136     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 4,089       |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 150,000     |   |
| TOTAL MARKET VALUE        |  |              |  | 374,225     |   |
| SOH/AGL Deduction         |  |              |  | 84,779      |   |
| ASSESSED VALUE            |  |              |  | 289,446     |   |
| TOTAL EXEMPTION VALUE     |  |              |  | 0           |   |
| BASE TAXABLE VALUE        |  |              |  | 289,446     |   |
| TOTAL JUST VALUE          |  |              |  | 374,225     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 324,070     |   |

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

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2163/0614                      | 12/07/2017 | WD        | Q   | I   | 01     | 250,000    |  |
| GRANTOR: RAYMER GARRETT B & MA |            |           |     |     |        |            |  |
| GRANTEE: TRAMONTANO SANDRA A   |            |           |     |     |        |            |  |
| 0845/1095                      | 8/20/1998  | QC        | U   | I   | 01     | 100        |  |
| GRANTOR: RAYMER MARY KAY       |            |           |     |     |        |            |  |
| GRANTEE: RAYMER GARRETT B &    |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |
|----------------|--|--|
|----------------|--|--|

| BUILDING DIMENSIONS                                                                                                     |  |  |
|-------------------------------------------------------------------------------------------------------------------------|--|--|
| BAS=[YR=1993] W28 N8 W18 S36 E12 FOP=[YR=1993] E6 N6 W6 S6 \$ N6 E6 S6 E6 FGR=[YR=1993] S20 E22 N20 W22 \$ E22 N28 \$ . |  |  |