



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	10	ABOVE AVG 100	0900	01	2,244	124.5090	155.64	349,256	2019	2019	0	0	1.50	98.50	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 1909									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floop	11	CLAY TILE 100																							
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																							
Occupancy	00	NONE 100																							
Quality			04	Quality Level 04																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM															MKT AREA			01							
NEIGHBORHOOD/LOC			2039.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,909	100	1,909	292,660																					
FGR	420	55	231	35,414																					
FOP	48	30	14	2,146																					
FSP	224	40	90	13,798																					
TOTALS			2,601	2,244	344,017																				
EXTRA FEATURES			713 LAKESIDE TER, FERNANDINA BEACH																						
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	108.00	SF	10.00	10.00	100	2019	2019	3	98	1,058									
2	0811	CONCRETE B	0	0	0	0	528.00	SF	5.20	5.20	100	2019	2019	3	98	2,691									
3	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	100	2019	2019	3	98	306									
TOTAL OB/XF 4,055																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
1	000100	C	SFR	0		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000								
REVIEW DATE 10/10/2019 BY DJ Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS																									

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 344,017

TOTAL MARKET OB/XF VALUE 4,055

TOTAL LAND VALUE - MARKET 120,000

TOTAL MARKET VALUE 468,072

SOH/AGL Deduction 90,278

ASSESSED VALUE 377,794

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 377,794

TOTAL JUST VALUE 468,072

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 392,553

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/1146	12/23/2021	QC	U	I	11	100

GRANTOR: THE ASPIRE AT AMELIA

GRANTEE: PR AMELIA ISLAND PR

2525/1141	12/23/2021	SW	Q	I	05	58,457,800
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GRANTOR: THE ASPIRE AT AMELIA

GRANTEE: PR AMELIA ISLAND PR

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W16 BAS=[YR=2019] W24 S50 FGR=[YR=2019] S20 E21 N7 FOP=[YR=2019] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$.