

LOT 14  
IN OR 2249/1222  
RIVER OAKS OF AMELIA PB 5/407

DESILET ANDRE L & STEPHANIE O  
200 RIVER OAKS DRIVE  
FERNANDINA BEACH, FL 32034

2024

00-00-30-0560-0014-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 16  | WD FR STUC 100 |
| Roof Structur            | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 14  | CARPET 80      |
| Interior Floo            | 11  | CLAY TILE 20   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 3.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 2.  | 2. 100         |
| Units                    | 0   | 100            |
| Occupancy                | 00  | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |
| MAP NUM  |      | MKT AREA 02      |

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2024.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,527            | 100         | 1,527        | 203,425              |
| FGR       | 441              | 55          | 243          | 32,372               |
| FOP       | 32               | 30          | 10           | 1,332                |
| FUS       | 1,550            | 100         | 1,550        | 206,489              |
| PTO       | 336              | 5           | 17           | 2,265                |

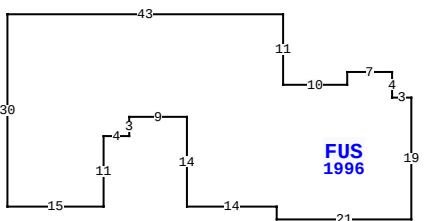
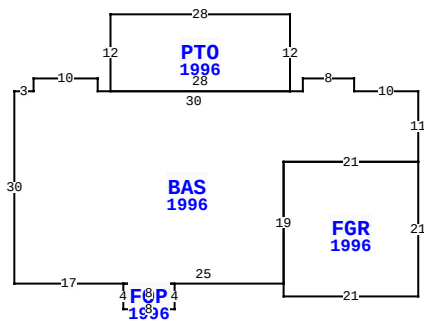
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,886 |  | 3,347 | 445,882 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 | 1.00     | UT | 2,000.00 |
| 2              | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 1,542.00 | SF | 4.00     |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 257.00   | SF | 6.50     |
| 4              | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0 | 240.00   | LF | 32.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | RG-1     | 0.00  | 0.00  | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/15/2019 | BY | DJA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                                                       | 01  | 3,347     | 102.6720    | 154.01         | 515,471        | 1996 | 1996 | 0    | 0    | 0    | 13.50  |
| 1 SFR CUST - 100% - 2020 Heated Area: 3077 HX Base Yr 2020 |     |           |             |                |                |      |      |      |      |      |        |



200 RIVER OAKS DR, FERNANDINA BEACH

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/18/2024 |
| INC DATE |  | AG DATE   | MLU        |

| 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   | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 1996    | 1996        | 3 | 79     | 1,580           |       |
| 2   | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 1,542.00 | SF | 4.00     | 4.00           | 100       | 1996    | 1996        | 3 | 72     | 4,441           |       |
| 3   | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 257.00   | SF | 6.50     | 6.50           | 100       | 1996    | 1996        | 3 | 72     | 1,203           |       |
| 4   | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0 | 240.00   | LF | 32.00    | 32.00          | 100       | 2005    | 2005        | 3 | 66     | 5,069           |       |

|             |        |
|-------------|--------|
| TOTAL OB/XF | 12,293 |
|-------------|--------|

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 |     | RG-1     | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 225,000.00 | 225,000.00     | 225,000    |                             |      |         |      |     |    |        |

|              |      |                   |         |         |   |               |   |
|--------------|------|-------------------|---------|---------|---|---------------|---|
| Total Acres: | 0.00 | Total Land Value: | 225,000 | Market: | 0 | Agricultural: | 0 |
|--------------|------|-------------------|---------|---------|---|---------------|---|

| NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |
|------------------------|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1            |  |  |  |  |  |  |  |  |  |

| VALUATION BY              |  | STANDARD  |
|---------------------------|--|-----------|
| Tax Group: 8              |  | Tax Dist: |
| BUILDING MARKET VALUE     |  | 445,882   |
| TOTAL MARKET OB/XF VALUE  |  | 12,293    |
| TOTAL LAND VALUE - MARKET |  | 225,000   |
| TOTAL MARKET VALUE        |  | 683,175   |
| SOH/AGL Deduction         |  | 325,998   |
| ASSESSED VALUE            |  | 357,177   |
| TOTAL EXEMPTION VALUE     |  | 50,000    |
| BASE TAXABLE VALUE        |  | 307,177   |
| TOTAL JUST VALUE          |  | 683,175   |
| NCON VALUE                |  | 0         |
| INCOME VALUE              |  |           |
| PREVIOUS YEAR MKT VALUE   |  | 638,660   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B9501727   | NEW CONSTR  | 143,990 | 03/01/1995 |

| SALES DATA        |           |           |     |     |        |
|-------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2249/1222         | 1/17/2019 | WD Q      | Q   | I   | 02     |

|                                |            |      |   |   |    |
|--------------------------------|------------|------|---|---|----|
| GRANTOR: LEONARD EVAN J & SARA |            |      |   |   |    |
| GRANTEE: DESILET ANDRE L & S   |            |      |   |   |    |
| 2012/1130                      | 11/02/2015 | WD Q | Q | I | 01 |
| GRANTOR: NELSON RONALD ALAN &  |            |      |   |   |    |
| GRANTEE: LEONARD EVAN J & SA   |            |      |   |   |    |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                            |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=1996] W10 N2 W8 S2 W2 PTO=[YR=1996] N12 W28 S12 E28 \$ W30 N2 W10 S2 W3 S30 E17 FOP=[YR=1996] S4 E8 N4 W8 \$ E25 FGR=[YR=1996] S2 E21 N21 W21 S19 \$ N19 E21 N11 \$ PTR= E15 FUS=[YR=1996] E43 S11 E10 N2 E7 S4 E3 S19 W21 N2 W14 N14 W9 S3 W4 S11 W15 N30 \$ W15 \$ . |  |  |  |  |  |