BLK 2 LOT 7 & PT LOT 8
IN OR 2511/861
SHEFFIELD SUB PBK 2/43

WARREN BRITNI D &/HATFIELD CALEB WYATT
769 OLD AMELIA AV
FERNANDINA BEACH, FL 32034

2024

00-00-30-0620-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

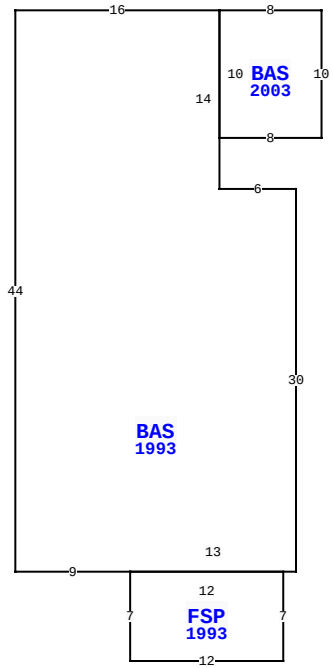
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	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	884	100	884	86,771
BAS	80	100	80	7,853
FSP	84	40	34	3,337
TOTALS	1,048		998	97,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	998	116.4240	110.60	110,379	1943	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2014 Heated Area: 964 HX Base Yr 2014



769 OLD AMELIA AVE, 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		97,961
TOTAL MARKET OB/XF VALUE		252
TOTAL LAND VALUE - MARKET		152,000
TOTAL MARKET VALUE		250,213
SOH/AGL Deduction		155,037
ASSESSED VALUE		95,176
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,176
TOTAL JUST VALUE		250,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R992026	REPAIR/RRF	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/0861	11/04/2021	QC	U	I	11	100
GRANTOR: WARREN BRITNI D & PAU						
GRANTEE: WARREN BRITNI D & C						
1881/1707	9/26/2013	WD	Q	I	02	130,000
GRANTOR: PMR LLC						
GRANTEE: WARREN BRITNI D & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W8 BAS=[YR=1993] W16 S44 E9 FSP=[YR=1993] S7 E12 N7 W12$ E13 N30 W6 N14$ S10 E8 N10$.

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	0810	CONCRETE A	0	100	27	4	108.00	SF	6.50	6.50	100	1960	1960	3	20	140	
2	1242	WD DECK A	0	100	0	0	24.00	SF	10.00	10.00	100	2002	2002	3	20	48	
3	0810	CONCRETE A	0	100	3	4	12.00	SF	6.50	6.50	100	2002	2002	3	82	64	

LAND DESCRIPTION

TOTAL OB/XF 252

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		RSF-2	95.00	105.00	95.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	152,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 152,000 Market: 0 Agricultural: 0 Common: 152,000 PRINTED 08/06/2024 BY SYS