

LOT 31
OCEAN BREEZE AT AMELIA PB 8/91
& PT OF LOT 25 IN OR 2460/1563

FERNALD DE HENDRICKSON TRUST/HENDRICKSON AMES DAVI
P O BOX 15908
FERNANDINA BEACH, FL 32035

2024

00-00-30-0741-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

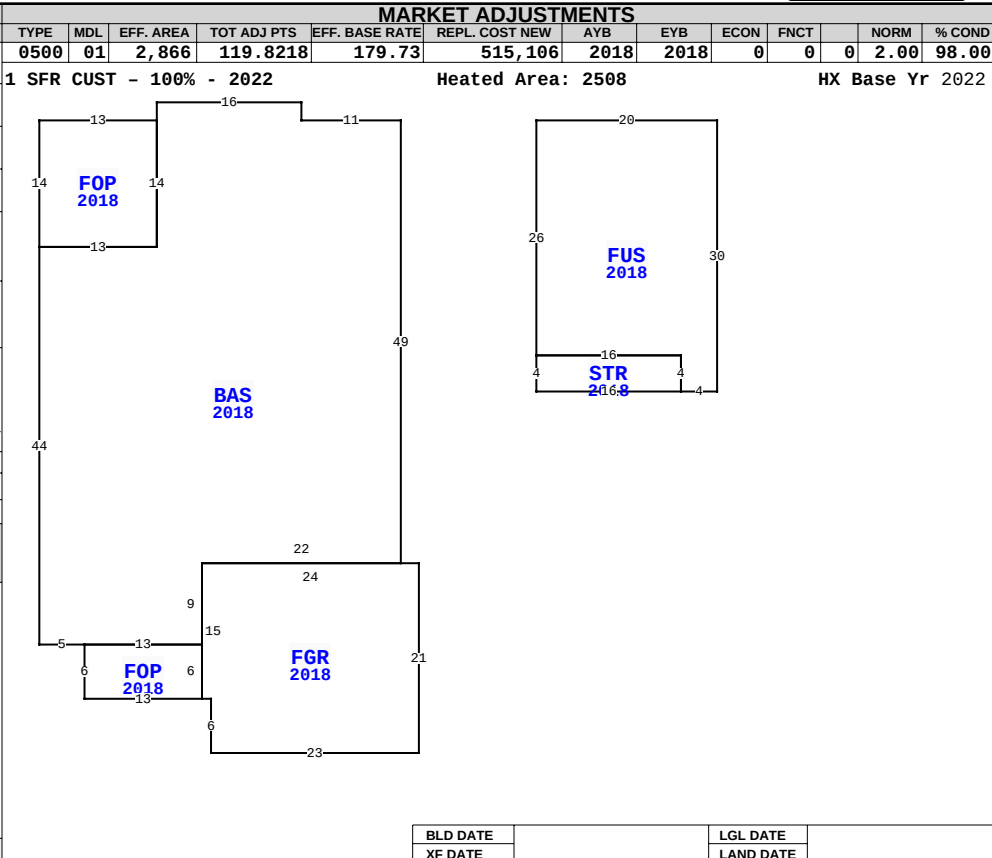
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2122.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	1,972	347,339
FGR	498	55	274	48,261
FOP	78	30	23	4,051
FOP	182	30	55	9,687
FUS	536	100	536	94,408
STR	64	10	6	1,056

TOTALS	3,330		2,866	504,804
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	100	0	0	656.00	SF	7.00	7.00	
3	0855	CONC PAVER	0	100	0	0	45.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	
2	000115	C	SFR ACRES	100	0005	PUD	0.00	0.00	0.10	AC	



TOTAL OB/XF											
6,720											

TOTAL OB/XF											
6,720											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
504,804											
TOTAL MARKET OB/XF VALUE											
6,720											
TOTAL LAND VALUE - MARKET											
307,500											
TOTAL MARKET VALUE											
819,024											
SOH/AGL Deduction											
205,943											
ASSESSED VALUE											
613,081											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
563,081											
TOTAL JUST VALUE											
819,024											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
796,318											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1810877	CO ISSUED	0	10/29/2018
B1803682	NEW CONSTR	326,659	04/11/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2460/1563	5/03/2021	WD	Q	I	01	749,000	
GRANTOR:MILES JAMES M & REBEC							
GRANTEE:FERNALD DE HENDRICK							
2311/0960	10/08/2019	SW	U	V	37	5,300	
GRANTOR:KAPER JENNIFER							
GRANTEE:MILES JAMES M & REB							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2018] W11 N2 W16 S2 FOP=[YR=2018] W13 S14 E13 N14\$ S14 W13 S44 E5 FOP=[YR=2018] S6 E13 FGR=[YR=2018] E1 S6 E23 N21 W24 S15\$ N6 W13\$ E13 N9 E22 N49\$ PTR=E15 FUS=[YR=2018] E20 S30 W4 STR=[YR=2018] W16 N4 E16 S4\$ N4 W16 N26\$ W15\$.											