

PT OF LOT 6
IN OR 2678/758
SUB OF S0 PT SEC 12 DB 39/292

CANOPY VILLAGE OF AMELIA LLC
5211 S FLETCHER AVE ATE 270
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0006-0020



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	VALUATION SUMMARY																							
Exterior Wall	15	CONC BLOCK 70	0100	01	2,169	81.6487	77.57	168,249	1941	1980	0	0	20.45	79.55	VALUATION BY STANDARD																							
Exterior Wall	05	AVERAGE 30	1 SINGLE FAM - 0% - 2024												Heated Area: 1993												HX Base Yr											
Roof Structure	03	GABLE/HIP 100																																				
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	01	MINIMUM 90																																				
Interior Wall	05	DRYWALL 10																																				
Interior Floor	14	CARPET 100																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	03	FORCED AIR 100																																				
Bedrooms	4	100																																				
Bathrooms	2.5	100																																				
Frame	03	MASONRY 100																																				
Stories	1.	1. 100																																				
Units	0	100																																				
BUD8 Adjustme	05	DIST 1A 100																																				
Occupancy	00	NONE 100																																				
Quality			02	Quality Level 02																																		
DOR CODE			0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA										03																									
NEIGHBORHOOD/LOC			3028.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,993	100	1,993	122,982																																		
FEP	220	80	176	10,860																																		
TOTALS			2,213	2,169		133,842																																
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	0940	SHEDS/PORT	0	0	12	10			120.00	SF	30.00		100	1960	1960	3	20	720																				
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000115	C	SFR ACRES	0		RSF-1	0.00	0.00	1.67	AC		1.00	1.00	1.00	250,000.00	250,000.00	417,500																					
REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.67 Total Land Value: 417,500 Market: 0 Agricultural: 0 Common: 417,500 PRINTED 08/06/2024 BY SYS																																						