LOT 103
ISLE DE MAI AT AMELIA PB 7/12

ARNEY-FILBEY FAMILY TRUST/ARNEY LAWRENCE H JR TRUS
2977 PRINCESS AMELIA CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0103-0000

BUILDING CHARACTERISTICS

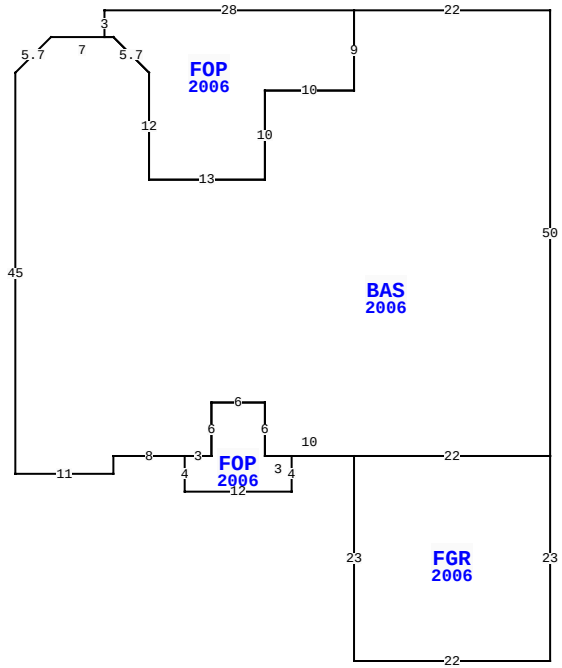
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,588	100	2,588	414,664
FGR	506	55	278	44,543
FOP	84	30	25	4,006
FOP	360	30	108	17,304
TOTALS	3,538		2,999	480,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,999	106.1260	175.11	525,155	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2015 Heated Area: 2588 HX Base Yr 2015



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	03/13/2024 MLU
AG DATE	

2977 PRINCESS AMELIA CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		480,517
TOTAL MARKET OB/XF VALUE		49,151
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		679,668
SOH/AGL Deduction		282,840
ASSESSED VALUE		396,828
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		346,828
TOTAL JUST VALUE		679,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131273	FENCE	0	06/06/2013
20130257	H/AC	7,150	02/07/2013
20071228	XFOB	10,039	07/03/2007
20070795	REMODEL	2,500	05/08/2007
20070558	SWIM POOL	46,000	04/10/2007
20053143	H/AC	5,000	12/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/0563	7/24/2019	WD	U	I	11	100
GRANTOR: ARNEY LAWRENCE H JR &						
GRANTEE: ARNEY-FILBEY FAMILY						
1921/1518	5/28/2014	WD	Q	I	02	430,000
GRANTOR: WILLIAMS DAVID J & PA						
GRANTEE: ARNEY LAWRENCE H JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 FOP=[YR=2006] W28 S3 E1 D4 R4 S12 E13 N10 E10 N9$ S9 W10 S10 W13 N12 U4 L4 W7 D4 L4 S45 E11 N2 E8 FOP=[YR=2006] S4 E12 N4 W3 N6 W6 S6 W3$ E3 N6 E6 S6 E10FGR=[YR=2006] S23 E22 N23 W22$ E22 N50$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0855	CONC PAVER	0	100	0	0	1,393.00	SF	10.00	10.00	100	2006	2006	3	87	12,119	
3	0861	POOL GUNIT	0	100	0	0	404.00	SF	85.00	85.00	100	2007	2007	3	48	16,483	
4	0855	CONC PAVER	0	100	0	0	836.00	SF	10.00	10.00	100	2007	2007	3	88	7,357	
5	0910	SCRN RM L	0	100	0	0	1,213.00	SF	15.00	15.00	100	2007	2007	3	31	5,640	
6	0462	ST/AL FNC	0	100	0	0	620.00	SF	10.00	10.00	100	2013	2013	3	71	4,402	

LAND DESCRIPTION

TOTAL OB/XF 49,151

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS