



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	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

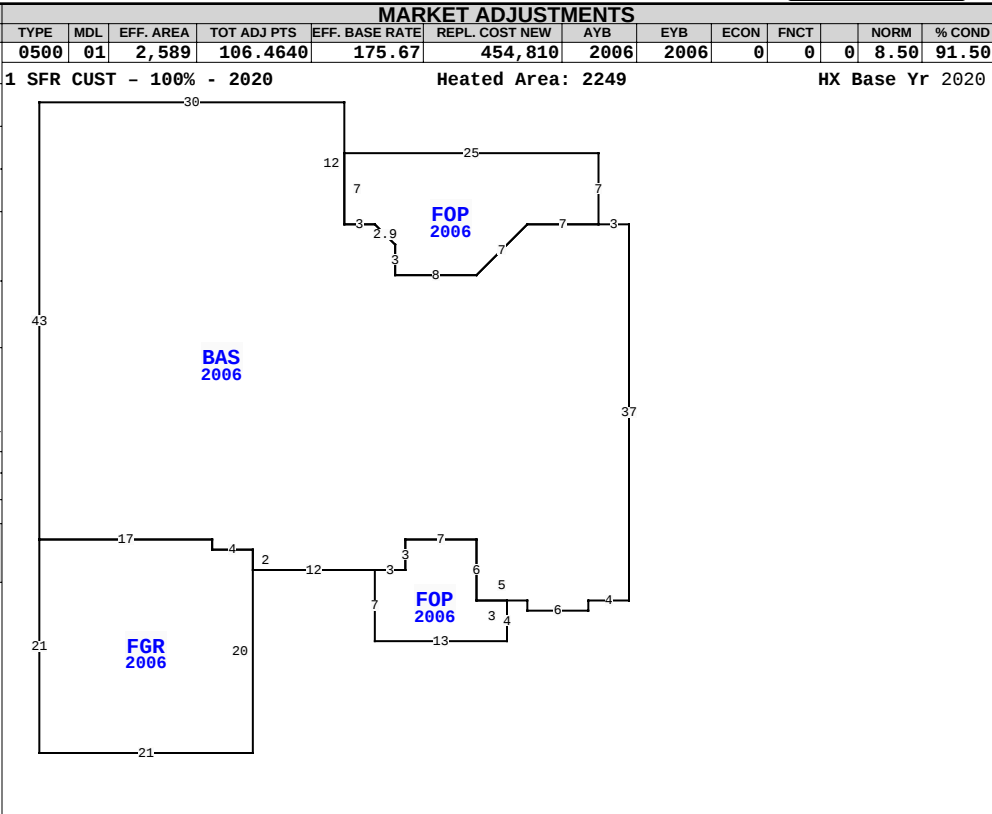
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,249	100	2,249	361,500
FGR	437	55	240	38,577
FOP	103	30	31	4,983
FOP	230	30	69	11,091

TOTALS	3,019	2,589	416,151
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	
2	0855	CONC PAVER	0	100	0	493.00	SF	10.00	
3	0855	CONC PAVER	0	100	0	130.00	SF	10.00	
4	0911	SCRN RM A	0	100	0	300.00	SF	17.50	
5	0462	ST/AL FNC	0	100	0	288.00	SF	10.00	

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	0003	R-1	0.00	0.00	1.00



2985 PRINCESS AMELIA CT, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0855	CONC PAVER	0	100	0	493.00	SF	10.00	10.00	100	2006	2006	3	87	4,289	
3	0855	CONC PAVER	0	100	0	130.00	SF	10.00	10.00	100	2006	2006	3	87	1,131	
4	0911	SCRN RM A	0	100	0	300.00	SF	17.50	17.50	100	2022	2022	3	97	5,093	
5	0462	ST/AL FNC	0	100	0	288.00	SF	10.00	10.00	100	2022	2022	3	98	2,822	

TOTAL OB/XF										15,135						
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
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										416,151		
TOTAL LAND VALUE - MARKET										15,135		
TOTAL MARKET VALUE										150,000		
SOH/AGL Deduction										206,887		
ASSESSED VALUE										374,399		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										324,399		
TOTAL JUST VALUE										581,286		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										552,920		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211146	ADDITION	0	04/12/2021
20061660	OTHER	1,640	07/12/2006
20060852	H/AC	4,980	04/25/2006
20060594	ELEC OTHER	4,200	03/23/2006
20060587	OTHER	5,407	03/21/2006
20060512	DEMOLITION	0	03/14/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2321/0130	11/22/2019	WD	Q	I	01	395,000	
GRANTOR:HAGOOD JAMES C & TESS							
GRANTEE:PIZZO DEREK & MICHE							
1468/1657	1/02/2007	WD	U	I	21	359,900	
GRANTOR:SEDA CONSTRUCTION COM							
GRANTEE:HAGOOD JAMES C & TE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W3 FOP=[YR=2006] N7 W25 S7 E3 R2 D2 S3 E8 U5 R5 E7\$ W7 L5 D5 W8 N3 U2 L2 W3 N12 W30 S43 FGR=[YR=2006] S21 E21 N20 W4 N1 W17\$ E17 S1 E4 S2 E12 FOP=[YR=2006] S7 E13 N4 W3 N6 W7 S3 W3\$ E3 N3 E7 S6 E5 S1 E6 N1 E4 N37\$.									