



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 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	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	2,484	100	2,484	385,761
FGR	484	55	266	41,310
FOP	105	30	32	4,969
FOP	200	30	60	9,318
FUS	334	100	334	51,869
TOTALS	3,607		3,176	493,228

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	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	0	28	4	112.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	0	0	0	573.00	SF	10.00	10.00	
4	0462	ST/AL FNC	0	0	305	0	1,220.00	SF	10.00	10.00	
5	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	
6	0855	CONC PAVER	0	0	30	16	480.00	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	CONSRV
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,176	101.7520	167.89	533,219	2008	2008	0	0	7.50	92.50
1 SFR CUST - 0% - 2024 Heated Area: 2818 HX Base Yr											
BLD DATE	09/17/2008					DJ	LGL DATE	03/13/2024			
XF DATE							LAND DATE				
INC DATE							AG DATE				

2978 PRINCESS AMELIA CT, FERNANDINA BEACH, FL 32035											
TOTAL OB/XF 18,173											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										493,228	
TOTAL MARKET OB/XF VALUE										18,173	
TOTAL LAND VALUE - MARKET										150,000	
TOTAL MARKET VALUE										661,401	
SOH/AGL Deduction										0	
ASSESSED VALUE										661,401	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										661,401	
TOTAL JUST VALUE										661,401	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										629,912	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081027	H/AC	7,300	06/18/2008
20080984	OTHER	1,480	06/10/2008
20080417	ELEC OTHER	2,100	03/19/2008
20080394	OTHER	8,050	03/17/2008
20080331	NEW CONSTR	250,000	03/03/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2692/648	2/01/2024	TD	U	I	11	100			
GRANTOR: MOCK JAMES E JR SUCC									
GRANTEE: MOCK JAMES E JR									
2683/1746	12/06/2023	TD	U	I	11	100			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W14 FOP=[YR=2008] N4 W26 S4 E1 S4 E24 N4 E1\$ W1 S4 W24 N4 W18 S39 FGR=[YR=2008] S22 E22 N22 W22\$ E22 S12 E12 FOP=[YR=2008] S6 E11 N8 W2 N3 W7 S5 W2\$ E2 N5 E7 S3 E14 N49\$ PTR=E15 FUS=[YR=2008] E2 N4 E10 S4 E2 S15 W2 S10 W6 N6 W6 N19\$ W15\$.											