LOT 24
EX R/W OR 286/214
AMELIA LIGHTHOUSE RESERVATION

FISK ROBERT & MARIA
20815 NW 3RD LN
PEMBROKE PINES, FL 33029

2024

00-00-31-1020-0024-0000

BUILDING CHARACTERISTICS

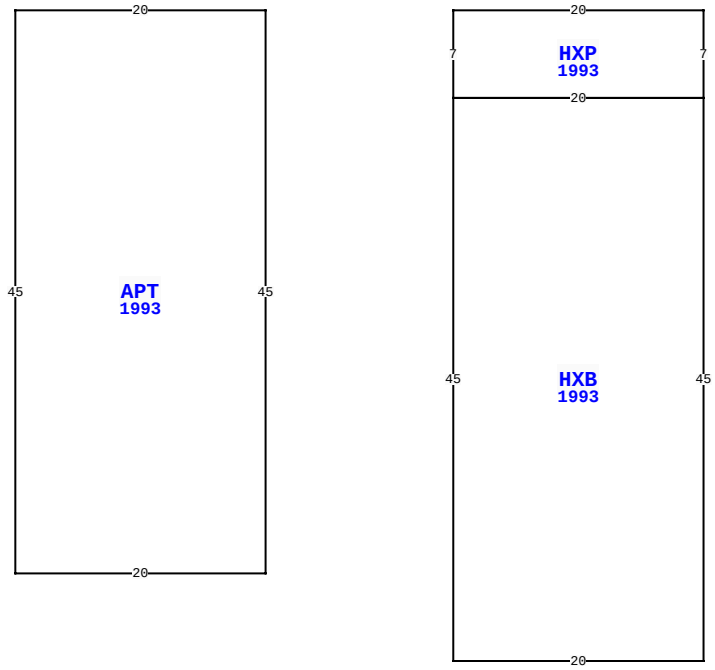
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	900	100	900	106,470
HXB	900	100	900	106,470
HXP	140	30	42	4,969
TOTALS	1,940		1,842	217,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,842	112.0000	140.00	257,880	1924	1990	0	0	0	15.50	84.50

1 DUPLEX – 0% - 0 Heated Area: 1800 HX Base Yr



BLD DATE	07/15/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

124 S FLETCHER AVE U&D, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	217,909
TOTAL MARKET OB/XF VALUE	1,849
TOTAL LAND VALUE - MARKET	676,500
TOTAL MARKET VALUE	896,258
SOH/AGL Deduction	109,953
ASSESSED VALUE	786,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	786,305
TOTAL JUST VALUE	896,258
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	825,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051369	REPIPE HOUSE	1,000	03/08/2005
20051316	REPAIR ELEC.FIRE	1,000	02/24/2005
20051264	DEMO INT.MOLD	1,000	02/17/2005
983071	REPLCE 25'SEWER P	0	01/27/1998
9990	VINYL SIDING	6,400	08/20/1996
8464	REPAIR/RRF	2,000	07/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/1180	6/03/2020	QC	U	I	11	100
GRANTOR: FISK BETTY W LIVING T						
GRANTEE: FISK ROBERT & MARIA						
2179/1646	1/31/2018	QC	U	I	11	100
GRANTOR: FISK RICHARD WADE TRU						
GRANTEE: FISK BETTY W LIVING						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W20 S45 E20 N45 $ PTR= E15 HXP=[YR=1993] E20 S7 HXB=[YR=1993] S45 W20 N45 E20 $ W20 N7 $ W15 $.

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	1241	WD DECK G	0	0	0	0	494.00	UT	14.38	14.38	100	1994	1994	3	20	1,420	
2	0810	CONCRETE A	0	0	5	20	100.00	SF	6.50	6.50	100	1993	1993	3	66	429	

LAND DESCRIPTION

TOTAL OB/XF 1,849

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	000120	C	SFR OCN FT	0	0006	R-3	41.00	266.00	41.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	676,500							

REVIEW DATE 10/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 676,500 Market: 0 Agricultural: 0 Common: 676,500 PRINTED 08/06/2024 BY SYS