

LOTS 39 & S1/2 OF LOT 40
IN OR 1349/1527
AMELIA LIGHTHOUSE RESERVATION

ARTHUR ALLAN G & CONNIE H ET AL/MILLER MILES R & J
223 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1020-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	9	100
Bathrooms	3	100
Frame	04	REIN CONC 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
NEIGHBORHOOD/LOC	1057.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
HXA	891	100	891	115,761
HXA	1,377	100	1,377	178,902
HXA	918	100	918	119,269
HX0	14	5	1	130
HX0	84	5	4	520
HXP	105	30	32	4,157
HXP	162	30	49	6,366
HXP	105	30	32	4,157
HXU	21	55	12	1,559
HXY	270	15	40	5,197
TOTALS	3,947		3,356	436,019

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0820	WOOD WALK	0	100	0	462.00	SF	11.75	
2	1241	WD DECK G	0	100	12	4	48.00	UT	11.50
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	100	0006	R-3	75.00	181.00	75.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2800	01	3,356	118.6800	145.98	489,909	1947	2001	0	0	0	11.00
1 TRI PLEX - 100% - 2006											
Heated Area: 3186											
HX Base Yr 2006											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/20/2024 MLU											

TOTAL OB/XF									
2,760									

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	557,580		
TOTAL MARKET OB/XF VALUE	2,760		
TOTAL LAND VALUE - MARKET	322,560		
TOTAL MARKET VALUE	882,900		
SOH/AGL Deduction	389,666		
ASSESSED VALUE	493,234		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	443,234		
TOTAL JUST VALUE	882,900		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	833,042		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081513	REPAIR/RRF	7,960	09/29/2008
20041000	XFOB	3,000	06/03/2004
20040527	GARAGE	50,000	03/17/2004
20033409	REMODEL	2,000	07/03/2003
20033410	REMODEL	2,000	07/03/2003
20033346	REMODEL	40,000	06/25/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1349/1527	9/13/2005	WD	Q	I		730,000	
GRANTOR: GUNTERMAN KELLY							
GRANTEE: MILLER MILES R ETAL							
1132/1023	4/25/2003	WD	U	I		320,000	
GRANTOR: PITTS WANDA J & JOHN							
GRANTEE: GUNTERMAN KELLY							

BUILDING NOTES									
BUILDING DIMENSIONS									
HX0=[YR=1993] W7 HXA=[YR=2016] W10 HXU=[YR=2003] N3 W7 S3									
E7 \$ W17 S34 HXA=[YR=1993] S33 E27 N33 W27 \$ E27 N5									
HX0=[YR=1993] E7 N2 HXP=[YR=1993] N15 W7 S15 E7 \$ W7 S2 \$									
N29 \$ S12 E7 N12 \$ PTR= E15 HXA=[YR=1993] E27 S12									
HXP=[YR=2003] E7 S15 W7 N15 \$ S39 HXP=[YR=1993] S6									
HXY=[YR=2003] S10 W27 N10 E27 \$ W27 N6 E27 \$ W27 N51 \$ W15 \$									

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