BLOCK 1 LOT 8
IN OR 2682/504
AMELIA PARK COASTAL DISTRICT

CERIMELE FAMILY REVOCABLE TRUST/CERIMELE ARTHUR J
3085 BLUE MOUNTAIN DR
BROOMFIELD, CO 80023

2024

00-00-31-102D-0001-0080

BUILDING CHARACTERISTICS

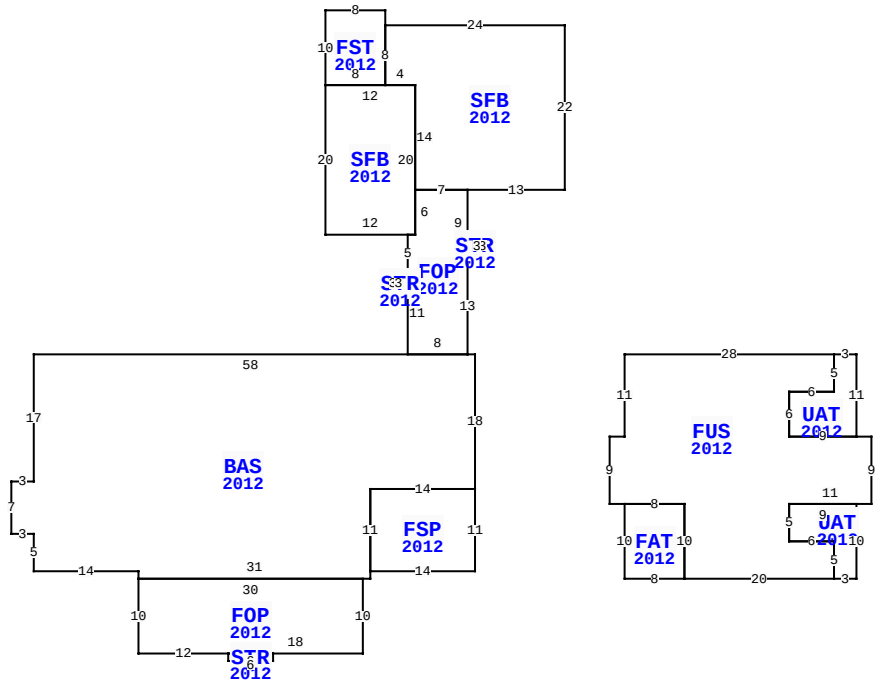
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,609	100	1,609	339,765
FAT	80	20	16	3,378
FOP	170	30	51	10,770
FOP	300	30	90	19,005
FSP	154	40	62	13,092
FST	80	55	44	9,292
FUS	757	100	757	159,852
SFB	240	80	192	40,543
SFB	472	80	378	79,820
STR	6	10	1	212
TOTALS	4,009		3,215	678,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,215	144.3885	216.58	696,305	2012	2017	0	0	0	2.50	97.50

1 SFR CUST – 0% - 2024 Heated Area: 2952 HX Base Yr



** This building has 14 Sub-Areas

1560 NOLEN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	678,897
TOTAL MARKET OB/XF VALUE	2,150
TOTAL LAND VALUE - MARKET	252,000
TOTAL MARKET VALUE	933,047
SOH/AGL Deduction	0
ASSESSED VALUE	933,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	933,047
TOTAL JUST VALUE	933,047
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	653,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120083	NEW CONSTR	365,000	01/17/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/504	11/30/2023	WD	Q	I	01	1,185,000
GRANTOR: COMBS BEVERLY H LIVIN						
GRANTEE: CERIMELE FAMILY REV						
2419/0625	12/15/2020	WD	U	I	11	100
GRANTOR: COMBS ROBERT J & BEVE						
GRANTEE: COMBS BEVERLY H LIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W1 W58 S17 W3 S7 E3 S5 E14 S1 E31 N1 N11 E14 N18 $
FUS=[YR=2012;ORIG=20,0] S11 W2 S9 E2 E8 S10 E20 N5 W6 N5 E11 N9 W2 W9 N6 E6 N5 W28 $
SFB=[YR=2012;ORIG=-1,-22] E13 N22 W24 S8 E4 S14 E7 $
FOP=[YR=2012;ORIG=-45,30] S10 E12 E18 N10 W30 $
SFB=[YR=2012;ORIG=-20,-36] S20 E12 N20 W12 $
FOP=[YR=2012;ORIG=-1,0] N13 N9 W7 S6 W1 S5 S11 E8 $
FSP=[YR=2012;ORIG=-14,29] E14 N11 W14 S11 $
FST=[YR=2012;ORIG=-12,-44] N2 W8 S10 E8 N8 $
FAT=[YR=2012;ORIG=20,20] S10 E8 N10 W8 $
UAT=[YR=2012;ORIG=51,11] N11 W3 S5 W6 S6 E9 $

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	0810	CONCRETE A	0	0	0	0	248.00	SF	6.50	6.50	100	2012	2012	3	93	1,499	
2	0855	CONC PAVER	0	0	20	5	100.00	SF	7.00	7.00	100	2012	2012	3	93	651	

LAND DESCRIPTION

TOTAL OB/XF 2,150

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	0	0003	R-2	0.00	0.00	45.00	FF		1.00	1.00	1.40	4,000.00	5,600.00	252,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 252,000 Market: 0 Agricultural: 0 Common: 252,000 PRINTED 08/06/2024 BY SYS