

LOT 1
IN OR 1978/587
AMELIA PARK COASTAL DISTRICT

KESSLER SCOTT A &/DION ELIZABETH A
1773 CAMELLIA ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102H-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
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

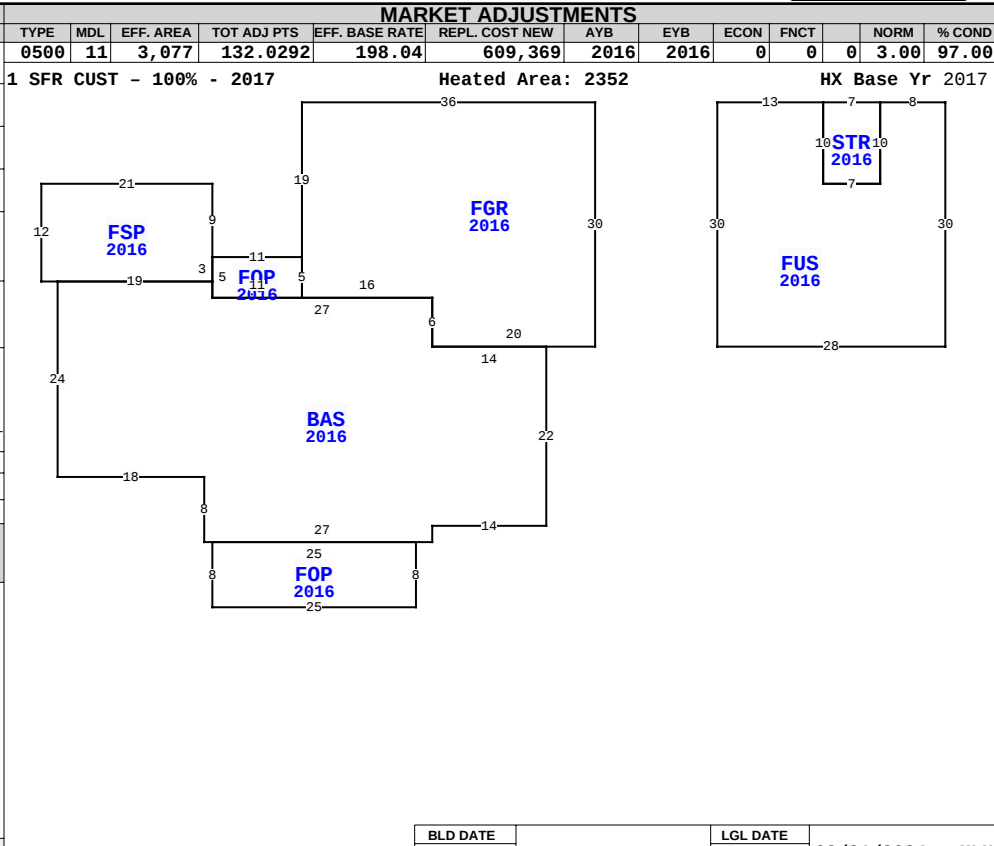
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100	1,582	303,900
FGR	984	55	541	103,926
FOP	55	30	16	3,074
FOP	200	30	60	11,526
FSP	252	40	101	19,402
FUS	770	100	770	147,916
STR	70	10	7	1,344
TOTALS	3,913		3,077	591,088

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	684.00	SF	5.20	5.20	100	2016
2	0825	BRICK	0 100	19	2	38.00	SF	12.50	12.50	100	2016
3	0810	CONCRETE A	0 100	0	0	78.00	SF	6.50	6.50	100	2016
4	0825	BRICK	0 100	0	0	52.00	SF	12.50	12.50	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-2	0.00	0.00	95.00	FF	



TOTAL OB/XF											
5,016											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE											
591,088											
TOTAL MARKET OB/XF VALUE											
5,016											
TOTAL LAND VALUE - MARKET											
266,000											
TOTAL MARKET VALUE											
862,104											
SOH/AGL Deduction											
387,413											
ASSESSED VALUE											
474,691											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
424,691											
TOTAL JUST VALUE											
862,104											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
693,448											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152049	CO ISSUED	0	05/26/2016
20152049	NEW CONSTR	350,000	08/11/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1978/0587	5/06/2015	WD	Q	V	01	110,000	
GRANTOR: KAUFMAN MARK A & DONN							
GRANTEE: KESSLER SCOTT A & E							
1928/0140	7/16/2014	SW	Q	V	05	150,000	
GRANTOR: REDUS FLORIDA LAND LL							
GRANTEE: KAUFMAN MARK A & DO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2016] W36 S19 FOP=[YR=2016] W11 FSP=[YR=2016] N9 W21 S12 E2 BAS=[YR=2016] S24 E18 S8 E1 FOP=[YR=2016] S8 E25 N8 W25\$ E27 N2 E14 N22 W14 N6 W27 N2 W19\$ E19 N3\$ S5 E11 N5\$ S5 E16 S6 E20 N30\$ PTR=E15 FUS=[YR=2016] E13 STR=[YR=2016] E7 S10 W7 N10\$ S10 E7 N10 E8 S30 W28 N30 \$ W15\$.											