

BLOCK 8 LOT 2
IN OR 1075/1047
AMELIA PARK PHASE 1 UNIT 2

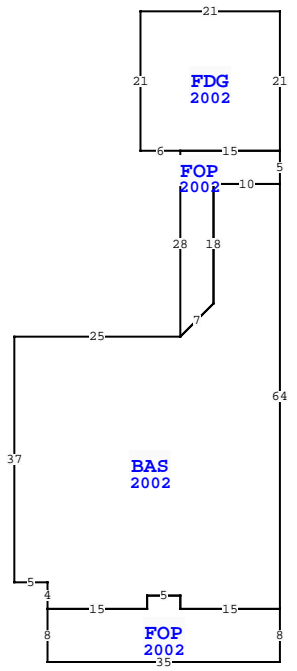
DRACE CHARLES L & DEBRA K
1881 FLOYD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0008-0020

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 10 | ABOVE AVG | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 15 | HARDTILE | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 2 | 100 |
| Bathrooms | | 2.5 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 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 |
| BAS | 1,853 | 100 | 1,853 |
| FDG | 441 | 60 | 265 |
| FOP | 178 | 30 | 53 |
| FOP | 290 | 30 | 87 |
| TOTALS | 2,762 | | 2,258 |
| | | | 474,234 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-------------|-------------|----------------|----------------|-----|-----|------------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | SFR | CUST - 100% | - 2013 | | | | | | | | | |
| | | | | Heated Area: | 1853 | | | HX Base Yr | 2013 | | | |



| NASSAU COUNTY PROPERTY | | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|--|-------------|----------|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | | 474,234 |
| TOTAL MARKET OB/XF VALUE | | | | 1,409 |
| TOTAL LAND VALUE - MARKET | | | | 240,000 |
| TOTAL MARKET VALUE | | | | 715,643 |
| SOH/AGL Deduction | | | | 401,243 |
| ASSESSED VALUE | | | | 314,400 |
| TOTAL EXEMPTION VALUE | HX HB | | | 50,000 |
| BASE TAXABLE VALUE | | | | 264,400 |
| TOTAL JUST VALUE | | | | 715,643 |
| NCON VALUE | | | | 0 |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 573,818 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|---------|------------|
| 20121656 | 6' CYPRESS FENCE | 0 | 08/14/2012 |
| 20021010 | NEW CONSTR | 180,000 | 06/14/2002 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1075/1047 | 8/16/2002 | WD Q | Q | I | | 241,100 |
| GRANTOR: BRYLEN HOMES LTD | | | | | | |
| GRANTEE: DRACE CHARLES L & D | | | | | | |
| 1057/0024 | 5/22/2002 | WD U | V | 19 | | 45,000 |
| GRANTOR: LENDRY BRYAN J | | | | | | |
| GRANTEE: BRYLEN HOMES LTD | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N | 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 | 0819 | CONC 12" | 0 | 100 | 3 | 7 | | SF | 9.50 | 100 | 2002 | 2002 | 3 | 82 | 164 | |
| 2 | 0819 | CONC 12" | 0 | 100 | 2 | 4 | | SF | 9.50 | 100 | 2002 | 2002 | 3 | 82 | 62 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 10 | 3 | | SF | 6.50 | 100 | 2002 | 2002 | 3 | 82 | 160 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 12 | 16 | | SF | 6.50 | 100 | 2002 | 2002 | 3 | 82 | 1,023 | |

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

| BUILDING NOTES | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BUILDING DIMENSIONS | |
| FDG=[YR=2002] W21 S21 E6 FOP=[YR=2002] S28 BAS=[YR=2002] W25 S37 E5 S4 FOP=[YR=2002] S8 E35 N8 W15 N2 W5 S2 W15 \$ E15 N2 E5 S2 E15 N64 W10 S18 D5 L5 \$ U5 R5 N18 E10 N5 W15 \$ E15 N21 \$. | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|-------------|-----------------------------|------|---------|------|-----|----|--------|--|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 100 | 0003 | R-2 | 0.00 | 0.00 | 60.00 | FF | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 240,000 | | | | | | | | | |