

BLOCK 2 LOT 5
IN OR 832/470
HIGHLAND HEIGHTS SUB #1

MC GEE JAMES L & KAREN P
805 AMELIA DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1380-0002-0050

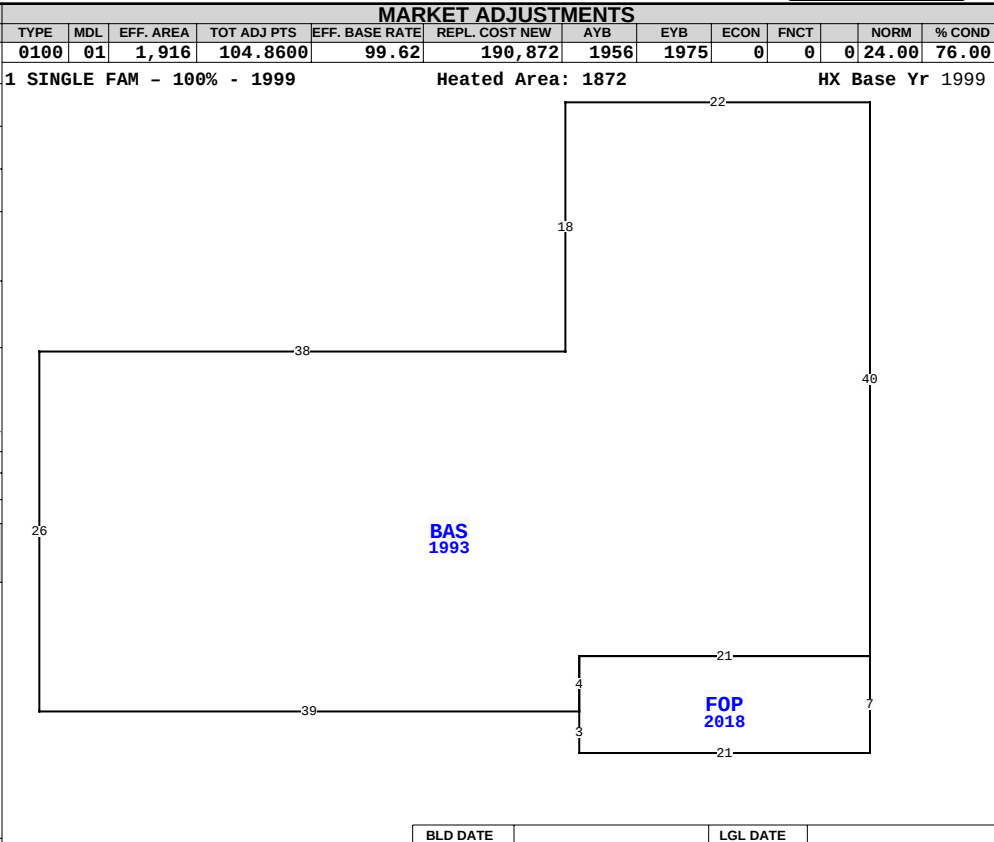


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	04	PLYWOOD 50
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC				
1007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1,872	141,732
FOP	147	30	44	3,331
TOTALS	2,019		1,916	145,063

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0	100	0	0		96.00	SF 30.00	100	1980
2	0811	CONCRETE B	0	100	0	0		500.00	SF 5.20	100	1980
3	0810	CONCRETE A	0	100	0	0		380.00	SF 6.50	100	1980
4	1242	WD DECK A	0	100	0	0		684.00	SF 10.00	100	2000

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	0006	R-1	85.00	110.00	1.00	LT	1.00



TOTAL OB/XF											
3,592											
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		145,063	
TOTAL MARKET OB/XF VALUE		3,592	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		373,655	
SOH/AGL Deduction		264,563	
ASSESSED VALUE		109,092	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		59,092	
TOTAL JUST VALUE		373,655	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		367,436	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0832/0470	5/01/1998	WD	Q	I		80,900	
GRANTOR: DEONAS NICK D & HELEN							
GRANTEE: MCGEE JAMES L & KAR							
0698/0115	2/09/1994	WD	Q	I		55,900	
GRANTOR: NEIDHARDT FREDERICK &							
GRANTEE: DEONAS NICK & HELEN							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W22 S18 W38 S26 E39 FOP=[YR=2018] S3 E21 N7 W21 S4\$ N4 E21 N40\$.											