LOT 14
HIGHLAND OAKS PB 5/131

SYLVESTER CAROL ROBIN
2820B MANTANZAS AVE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1385-0014-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

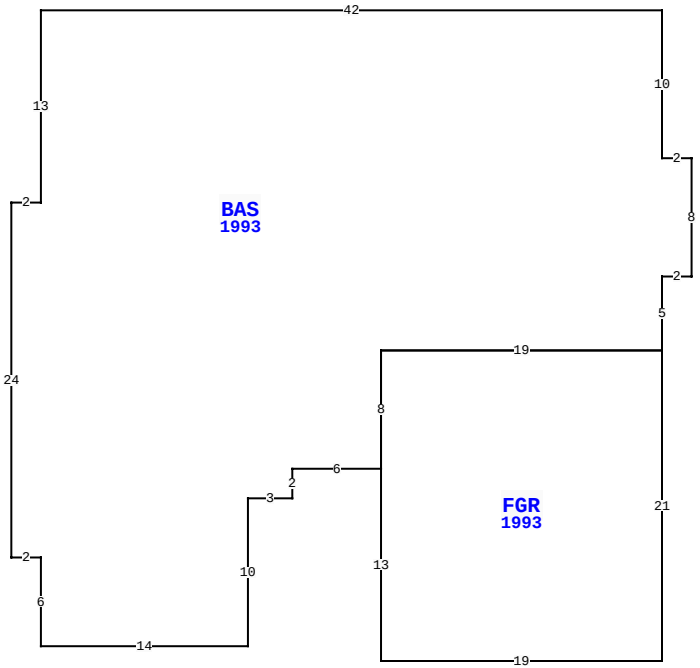
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 10 | ABOVE AVG 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| 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 | 1,388 | 100 | 1,388 | 154,158 |
| FGR | 399 | 55 | 219 | 24,323 |
| TOTALS | 1,787 | | 1,607 | 178,481 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,607 | 126.3850 | 120.07 | 192,952 | 1990 | 2007 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1388 HX Base Yr




717 AMELIA CIR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 178,481 |
| TOTAL MARKET OB/XF VALUE | 3,955 |
| TOTAL LAND VALUE - MARKET | 225,000 |
| TOTAL MARKET VALUE | 407,436 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 407,436 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 407,436 |
| TOTAL JUST VALUE | 407,436 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 399,576 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6067 | NEW CONSTR | 63,000 | 07/16/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2421/0928 | 12/23/2020 | QC | U | I | 11 | 101,000 |
| GRANTOR: SYLVESTER CAROLYN ANN | | | | | | |
| GRANTEE: SYLVESTER CAROL ROB | | | | | | |
| 2074/0512 | 9/23/2016 | WD | Q | I | 01 | 255,000 |
| GRANTOR: AVERA DEBORAH & TRACE | | | | | | |
| GRANTEE: SYLVESTER CAROLYN A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W2 N10 W42 S13 W2 S24 E2 S6 E14 N10 E3 N2 E6
FGR=[YR=1993] S13 E19 N21 W19 S8 $ N8 E19 N5 E2 N8 $ .

## 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 | 779.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 59.5 | 3,013 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 25 | 3 | 75.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 59.5 | 290 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 10 | 12 | 120.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 59.5 | 464 | |
| 4 | 0820 | WOOD WALK | 0 | 0 | 0 | 0 | 40.00 | SF | 11.75 | 11.75 | 100 | 1990 | 1990 | 3 | 40 | 188 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,955

| 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 | 0006 | R-1 | 75.00 | 112.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 225,000.00 | 225,000.00 | 225,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS