LOT 8
MIRAMAR BEACH PB 2/61

BLUE HEAVEN AMELIA LLC
205 LEONARD AVENUE
NASHVILLE, TN 37205

2024

00-00-31-1460-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

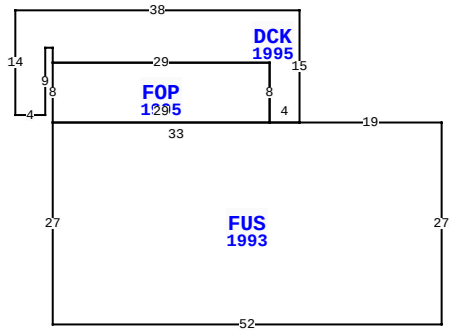
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

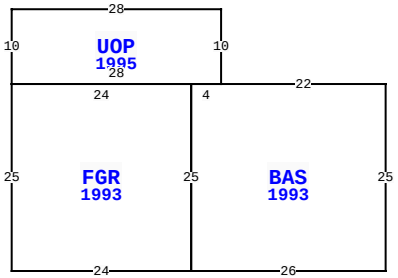
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	650	100	650	102,749
DCK	324	10	32	5,059
FGR	600	55	330	52,165
FOP	232	30	70	11,065
FUS	1,404	100	1,404	221,937
UOP	280	20	56	8,852
TOTALS	3,490		2,542	401,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,542	117.7440	176.62	448,968	1960	2002	0	0	0	10.50	89.50

1 SFR CUST – 0% - 2023 Heated Area: 2054 HX Base Yr





BLD DATE	03/24/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

1408 S FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	401,826
TOTAL MARKET OB/XF VALUE	3,583
TOTAL LAND VALUE - MARKET	1,237,500
TOTAL MARKET VALUE	1,642,909
SOH/AGL Deduction	0
ASSESSED VALUE	1,642,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,642,909
TOTAL JUST VALUE	1,642,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,512,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091062	H/AC	2,000	08/13/2009
20010947	REROOF	5,000	05/08/2001
8650	WALKOVER & REPAIR	15,000	10/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2566/1385	5/31/2022	WD	Q	I	01	2,125,000
GRANTOR: MIZELL M CORBITT						
GRANTEE: BLUE HEAVEN AMELIA						
0493/0597	7/01/1986	WD	Q	I		147,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UOP=[YR=1995] N10 W28 S10 FGR=[YR=1993] S25 E24 N25 W24 $ E28 $W4 S25 E26 N25 $ PTR= N20 FUS=[YR=1993] N27 W19 DCK=[YR=1995] N15W38 S14E4N9E1S2 FOP=[YR=1995] S8E29N8W29 $E29 S8E4$W33 S27 E52$ S20$.

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	45	18	810.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,711	
2	0416	DUNEWALKS	0	0	84	4	336.00	SF	15.00	15.00	100	1998	1998	3	20	1,008	
3	1242	WD DECK A	0	0	53	4	212.00	SF	10.00	10.00	100	1995	1995	3	20	424	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	22	440	

LAND DESCRIPTION

TOTAL OB/XF 3,583

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	000120	C	SFR OCN FT	0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,237,500							

REVIEW DATE 10/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,237,500 Market: 0 Agricultural: 0 Common: 1,237,500 PRINTED 08/06/2024 BY SYS