BLOCK 4 LOTS 1 & 2
IN OR 1971/1808
OLD TOWN

TAYLOR PATRICIA
215 AMELIA STREET
FERNADNINA BEACH, FL 32034

2024

00-00-31-1580-0004-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

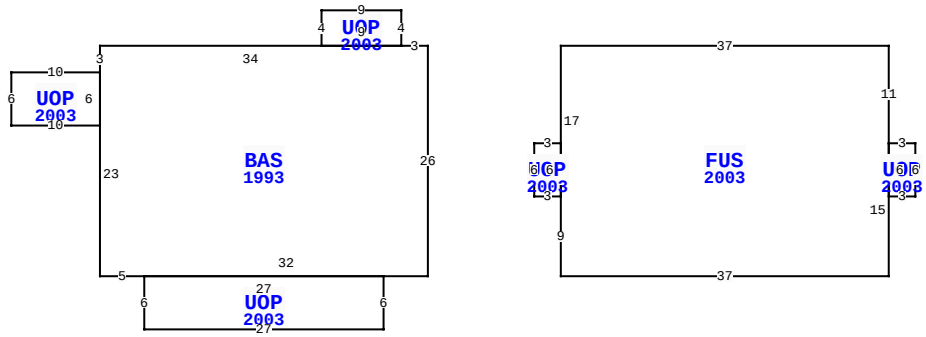
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	962	100	962	203,910
FUS	962	100	962	203,910
UOP	18	20	4	848
UOP	18	20	4	848
UOP	36	20	7	1,483
UOP	60	20	12	2,544
UOP	162	20	32	6,783
TOTALS	2,218		1,983	420,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	1,983	130.4380	163.05	323,328	1910	1910	0	0	130	50.00	130.00

1 SNGL FAM – 0% - 0 Heated Area: 1924 HX Base Yr



215 AMELIA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	479,376
TOTAL MARKET OB/XF VALUE	5,939
TOTAL LAND VALUE - MARKET	237,660
TOTAL MARKET VALUE	722,975
SOH/AGL Deduction	183,148
ASSESSED VALUE	539,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	539,827
TOTAL JUST VALUE	722,975
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	660,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170705	CO ISSUED	0	01/19/2018
20170705	GARSTUD	82,258	03/10/2017
20102144	REMODEL	860	12/16/2010
20020194	REMODEL	3,000	02/05/2002
20012593	NEW CONSTR	6,000	12/24/2001
20012596	H/AC	5,000	12/04/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1971/1808	4/01/2015	WD	Q	I	01	310,000
GRANTOR: MURPHREE D'ETTA D						
GRANTEE: TAYLOR PATRICIA						
1261/1634	9/28/2004	WD	Q	I		295,000
GRANTOR: SHAW RONDA L						
GRANTEE: MURPHREE JOHN L & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UOP=[YR=2003] N4 W9 S4 E9 $ W34 S3 UOP=[YR=2003] W10 S6 E10 N6$ S23 E5 UOP=[YR=2003] S6 E27 N6 W27 $ E32 N26 $ PTR= E15 FUS=[YR=2003] E37 S11 UOP=[YR=2003] E3 S6 W3 N6 $ S15 W37 N9 UOP=[YR=2003] W3 N6 E3 S6 $ N17 $ W15 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	21	210	
3	1242	WD DECK A	0	0	5	9	45.00	SF	10.00	10.00	100	2003	2003	3	21	95	
4	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	2003	2003	3	21	50	
5	0851	PATIO STON	0	0	0	0	76.00	SF	1.50	1.50	100	2003	2003	3	83	95	
6	0858	SCULP CONC	0	0	20	9	180.00	SF	13.00	13.00	100	2003	2003	3	95	2,223	
7	1076	TRELLIS A	0	0	23	4	92.00	SF	7.50	7.50	100	2003	2003	3	32	221	

LAND DESCRIPTION

TOTAL OB/XF 5,939

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	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	1.20	4,250.00	5,100.00	237,660							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 237,660 Market: 0 Agricultural: 0 Common: 237,660 PRINTED 08/06/2024 BY SYS

BLOCK 4 LOTS 1 & 2
IN OR 1971/1808
OLD TOWN

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FERNADNINA BEACH, FL 32034

2024

00-00-31-1580-0004-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

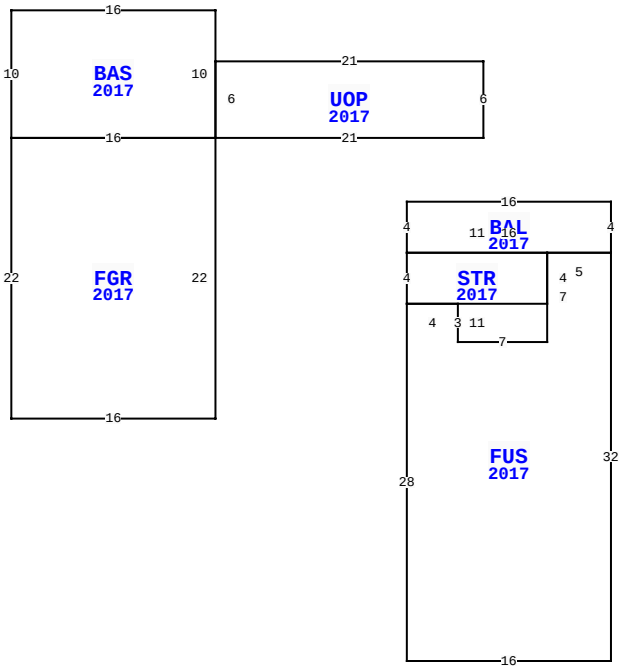
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	64	15	10	703
BAS	160	100	160	11,248
FGR	352	55	194	13,637
FUS	447	100	447	31,423
STR	44	10	4	281
UOP	126	20	25	1,758
TOTALS	1,193		840	59,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	840	144.2100	72.10	60,564	2017	2017	0	0	0	2.50	97.50

2 ACCESORY U – 0% - 0 Heated Area: 607 HX Base Yr



215 AMELIA ST, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	539,827
TOTAL JUST VALUE	722,975
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	660,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012452	REMODEL	70,000	11/27/2001
5105	HOUSEMVING	0	11/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1971/1808	4/01/2015	WD	Q	I	01	310,000
GRANTOR: MURPHREE D'ETTA D						
GRANTEE: TAYLOR PATRICIA						
1261/1634	9/28/2004	WD	Q	I		295,000
GRANTOR: SHAW RONDA L						
GRANTEE: MURPHREE JOHN L & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 S10 FGR=[YR=2017] S22 E16 N22 W16$ E16 UOP=[YR=2017] E21 N6 W21 S6$ N10$ PTR=E15 S15 BAL=[YR=2017] E16 S4 FUS=[YR=2017] S32 W16 N28 STR=[YR=2017] N4 E11 S4 W11$ E4 S3 E7 N7 E5$ W16 N4$ W15 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 237,660 Market: 0 Agricultural: 0 Common: 237,660 PRINTED 08/06/2024 BY SYS