LOT 34
THE RESIDENCE @ AMELIA
LANDINGS #1 PB 5/247-248

ROGERS CRAIG A REV LIV TRUST/ROGERS CRAIG A TRUSTE
2129 1ST AVE
FERNADNINA BEACH, FL 32034

2024

00-00-31-1651-0034-0000

BUILDING CHARACTERISTICS

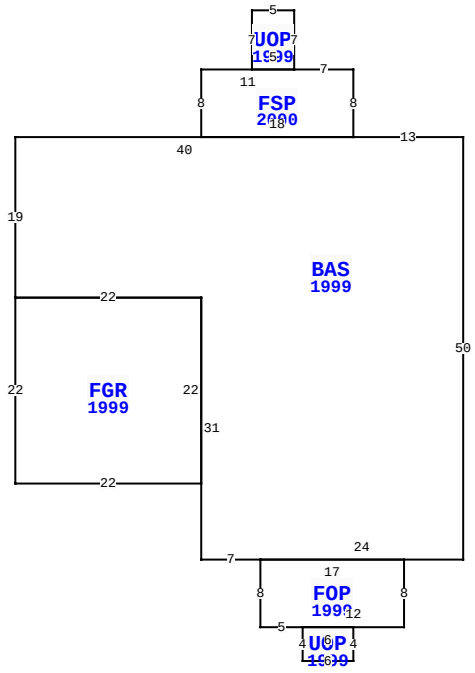
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,968	100	1,968	301,849
FGR	484	55	266	40,799
FOP	136	30	41	6,289
FSP	144	40	58	8,896
UOP	24	20	5	767
UOP	35	20	7	1,074
TOTALS	2,791		2,345	359,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,345	115.8654	173.80	407,561	1999	1999	0	0	0	11.75	88.25

1 SFR CUST – 100% - 2022 Heated Area: 1968 HX Base Yr 2022



2129 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		359,673
TOTAL MARKET OB/XF VALUE		10,292
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		529,965
SOH/AGL Deduction		99,758
ASSESSED VALUE		430,207
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		380,207
TOTAL JUST VALUE		529,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111886	H/AC	4,000	10/19/2011
B990034	NEW CONSTR	134,000	03/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2423/1331	1/07/2021	WD	Q	I	01	445,000
GRANTOR: OGC RESIDENTIAL PROPE						
GRANTEE: ROGERS CRAIG A REVO						
2155/1152	11/02/2017	WD	Q	I	02	405,000
GRANTOR: RALPH L CRISP REALTY						
GRANTEE: OGC RESIDENTIAL PRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W13 FSP=[YR=2000] N8 W7 UOP=[YR=1999] N7 W5 S7 E5 $ W11 S8 E18 $ W40 S19 FGR=[YR=1999] S22 E22 N22 W22 $ E22 S31 E7 FOP=[YR=1999] S8 E5 UOP=[YR=1999] S4 E6 N4 W6 $ E12 N8 W17 $ E24 N50 $.

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	100	0	0	987.00	SF	6.50	6.50	100	1999	1999	3	77	4,940	
2	0810	CONCRETE A	0	100	0	0	489.00	SF	6.50	6.50	100	1999	1999	3	77	2,447	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 10,292

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	100	0003	R-2	93.00	130.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS