LOT 39
THE RESIDENCE @ AMELIA
LANDINGS #1 PB 5/247

HARGIS FAMILY TRUST/HARGIS DOLPH E TRUSTEE
2179 1ST AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1651-0039-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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

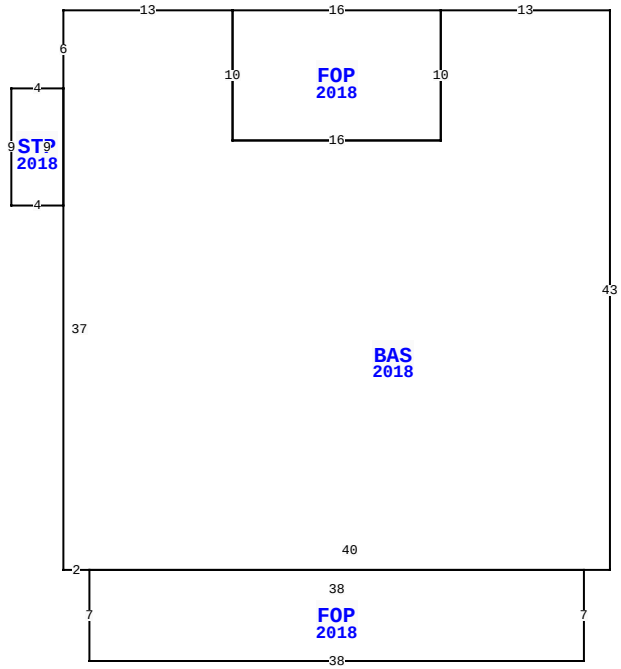
NEIGHBORHOOD/LOC 1049.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,646	100	1,646	303,356
FOP	160	30	48	8,846
FOP	266	30	80	14,744
STP	36	10	4	737
TOTALS	2,108		1,778	327,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,778	125.3700	188.06	334,371	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2022 Heated Area: 1646 HX Base Yr 2022



2179 1ST AV, 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	327,684
TOTAL MARKET OB/XF VALUE	8,342
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	496,026
SOH/AGL Deduction	87,164
ASSESSED VALUE	408,862
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	358,862
TOTAL JUST VALUE	496,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	485,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0612	CPT	9,244	02/05/2024
20171687	NEW CONSTR	195,638	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/1838	10/10/2023	WD	U	I	11	100
GRANTOR: HARGIS SUSAN M & DOLP						
GRANTEE: HARGIS FAMILY TRUST						
2101/0074	1/26/2017	WD	U	V	11	100
GRANTOR: HARGIS SUSAN M &						
GRANTEE: HARGIS SUSAN M & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] W16 S10 E16 N10$ S10 W16 N10 W13 S6 STP=[YR=2018] W4 S9 E4 N9$ S37 E2 FOP=[YR=2018] S7 E38 N7 W38$ E40 N43 $.

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	0812	CONCRETE C	0	100	0	0	1,102.00	SF	4.00	4.00	100	2018	2018	3	97	4,276	
2	0479	VF PICKET	0	100	0	0	224.00	LF	10.00	10.00	100	2018	2018	3	94	2,106	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 8,342

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	100.00	169.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 05/29/2024 BY HS Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS