LOT 50 THE RESIDENCE @ AMELIA
LANDINGS #3 PB 5/251 &
PT OF LOT 10

FALLON ROBERT & DARYL
2219 OFFSHORE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1651-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

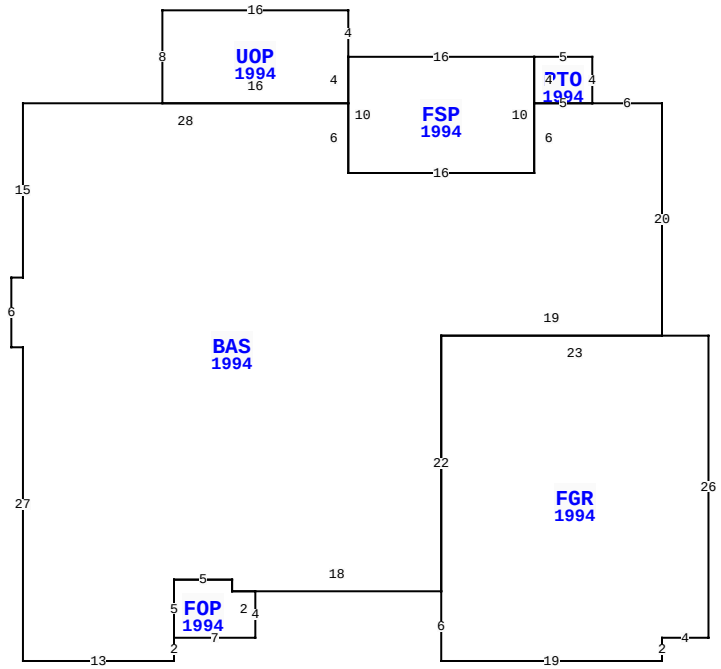
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,875	100	1,875	276,892
FGR	636	55	350	51,686
FOP	33	30	10	1,477
FSP	160	40	64	9,451
PTO	20	5	1	148
UOP	128	20	26	3,840
TOTALS	2,852		2,326	343,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,326	115.1451	172.72	401,747	1994	1994	0	0	0	14.50	85.50

1 SFR CUST – 100% - 2018 Heated Area: 1875 HX Base Yr 2018



2219 OFF SHORE DR, 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		343,494
TOTAL MARKET OB/XF VALUE		9,238
TOTAL LAND VALUE - MARKET		192,000
TOTAL MARKET VALUE		544,732
SOH/AGL Deduction		194,575
ASSESSED VALUE		350,157
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		300,157
TOTAL JUST VALUE		544,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8085	NEW CONSTR	87,900	01/06/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2112/0663	4/06/2017	WD	Q	I	01	379,000
GRANTOR: GRIFFIN PHILIP H & JA						
GRANTEE: FALLON ROBERT & DAR						
1034/1688	2/04/2002	WD	Q	I		242,000
GRANTOR: GRAY H MARK & WILLIAM						
GRANTEE: GRIFFIN PHILIP H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W6 PTO=[YR=1994] N4 W5 FSP=[YR=1994] W16 UOP=[YR=1994] N4 W16 S8 E16 N4 $ S10 E16 N10 $ S4 E5 $ W5 S6 W16 N6 W28 S15 W1 S6 E1 S27 E13 N2 FOP=[YR=1994] E7 N4 W2 N1 W5 S5 $ N5 E5 S1 E18 FGR=[YR=1994] S6 E19 N2 E4 N26 W23 S22 $ N22 E19 N20 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,060.00	SF	4.00	4.00	100	1994	1994	3	68	2,883	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1994	1994	3	68	318	
4	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	1994	1994	3	68	159	
5	0858	SCULP CONC	0	100	0	0	272.00	SF	13.00	13.00	100	1995	1995	3	91	3,218	

LAND DESCRIPTION

TOTAL OB/XF 9,238

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							
2	000100	C	SFR	100	0003	R-2	0.00	0.00	1.00	LT		1.00	1.00	0.20	160,000.00	32,000.00	32,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 192,000 Market: 0 Agricultural: 0 Common: 192,000 PRINTED 08/06/2024 BY SYS