

LOT 51
IN OR 2216/14
THE RESIDENCE @ AMELIA

BEDDINGTON LEONARD & DARLENE
2217 OFF SHORE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1651-0051-0000



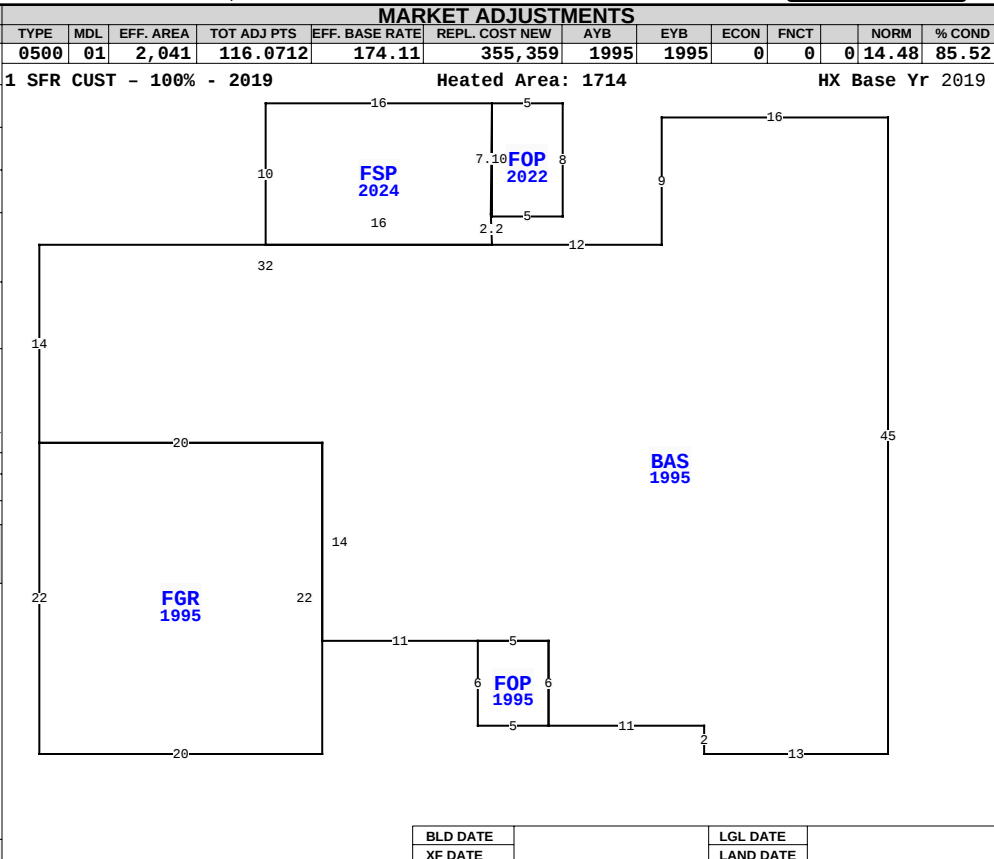
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	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	1,714	100	1,714	255,213
FGR	440	55	242	36,034
FOP	30	30	9	1,340
FOP	40	30	12	1,787
FSP	160	40	64	9,529
TOTALS	2,384		2,041	303,903

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995
2	0811	CONCRETE B	0	100	43	16	688.00	SF	5.20	5.20	100	1995	1995
3	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	1995	1995

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100	0003	R-2	0.00	0.00	1.00	LT		1.00	1.00



TOTAL OB/XF													
5,458													

TOTAL OB/XF													
5,458													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			303,903
TOTAL MARKET OB/XF VALUE			5,458
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			469,361
SOH/AGL Deduction			142,873
ASSESSED VALUE			326,488
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			276,488
TOTAL JUST VALUE			469,361
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			456,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222585	XFOB	0	10/26/2022
20122531	ROOF	10,800	12/18/2012
B984340	REMODEL	7,600	09/28/1998
B969723	ADDITION	1,911	04/03/1996
B8961	NEW CONSTR	75,355	03/29/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/0014	7/30/2018	WD	Q	I	01	384,000
GRANTOR: OWEN BARRY N & DOROTH						
GRANTEE: BEDDINGTON LEONARD						
1306/1817	4/05/2005	WD	Q	I		307,000
GRANTOR: BASSETT LOUIS C & SHA						
GRANTEE: OWEN BARRY N & DORO						

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1995;ORIG=0,0] W16 S9 W12 W32 S14 E20 S14 E11 E5 S6 E11 S2 E13 N45 \$													
FGR=[YR=1995;ORIG=-60,23] S22 E20 N22 W20 \$													
FOP=[YR=2022;ORIG=-28,7] E5 N8 W5 S8 \$													
FOP=[YR=1995;ORIG=-29,37] S6 E5 N6 W5 \$													
FSP=[YR=2024;ORIG=-44,9] E16 U2.2L0.1 U7.10R0.1 W16 S10 \$													