LOT 101 & PT OF UNNAMED TRACT
IN OR 2094/1097
THE RESIDENCE @ AMELIA

TZAMARAS ATHANASIOS D
2164 KETCH CT
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1651-0101-0000**

## BUILDING CHARACTERISTICS

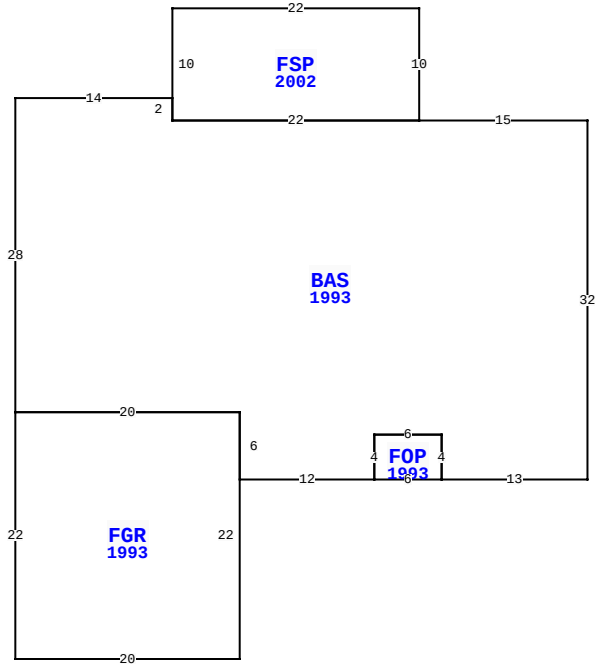
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,516 | 100 | 1,516 | 216,437 |
| FGR | 440 | 55 | 242 | 34,550 |
| FOP | 24 | 30 | 7 | 999 |
| FSP | 220 | 40 | 88 | 12,563 |
| TOTALS | 2,200 | | 1,853 | 264,550 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 1,853 | 111.6465 | 167.47 | 310,322 | 1993 | 1993 | 0 | 0 | 0 | 14.75 | 85.25 |

1 SFR CUST – 100% - 2018 Heated Area: 1516 HX Base Yr 2018




2164 KETCH CT, 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 | | 264,550 |
| TOTAL MARKET OB/XF VALUE | | 5,266 |
| TOTAL LAND VALUE - MARKET | | 160,000 |
| TOTAL MARKET VALUE | | 429,816 |
| SOH/AGL Deduction | | 155,192 |
| ASSESSED VALUE | | 274,624 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 224,624 |
| TOTAL JUST VALUE | | 429,816 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 418,167 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121013 | REPAIR/RRF | 2,000 | 06/06/2012 |
| B020808 | ADDITION | 7,000 | 05/13/2002 |
| 7545 | NEW CONSTR | 67,900 | 02/17/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2094/1097 | 1/13/2017 | WD | Q | I | 01 | 297,000 |
| GRANTOR: MILLER ANDREA | | | | | | |
| GRANTEE: TZAMARAS ATHANASIOS | | | | | | |
| 1811/0092 | 8/31/2012 | WD | Q | I | 02 | 225,000 |
| GRANTOR: JOHNS ANDREW K | | | | | | |
| GRANTEE: MILLER RICHARD G & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W15 FSP=[YR=2002] N10 W22 S10 E22 $ W22 N2
W14 S28 FGR=[YR=1993] S22 E20 N22 W20 $ E20 S6 E12
FOP=[YR=1993] E6 N4 W6 S4 $ N4 E6 S4 E13 N32 $ .

## 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 | 0858 | SCULP CONC | 0 | 100 | 35 | 3 | 105.00 | SF | 13.00 | 13.00 | 100 | 1993 | 1993 | 3 | 89 | 1,215 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 39 | 16 | 624.00 | SF | 5.20 | 5.20 | 100 | 1993 | 1993 | 3 | 66 | 2,142 | |
| 3 | 0858 | SCULP CONC | 0 | 100 | 0 | 0 | 165.00 | SF | 13.00 | 13.00 | 100 | 1993 | 1993 | 3 | 89 | 1,909 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,266

| 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 | | | | | | | |

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