LOT 107
THE RESIDENCE @ AMELIA
LANDINGS #2 PB 5/249

ROD DAVID ALLEN L/E/LAWLOR-ROD SUE M L/E
2126 OFF SHORE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1651-0107-0000

BUILDING CHARACTERISTICS

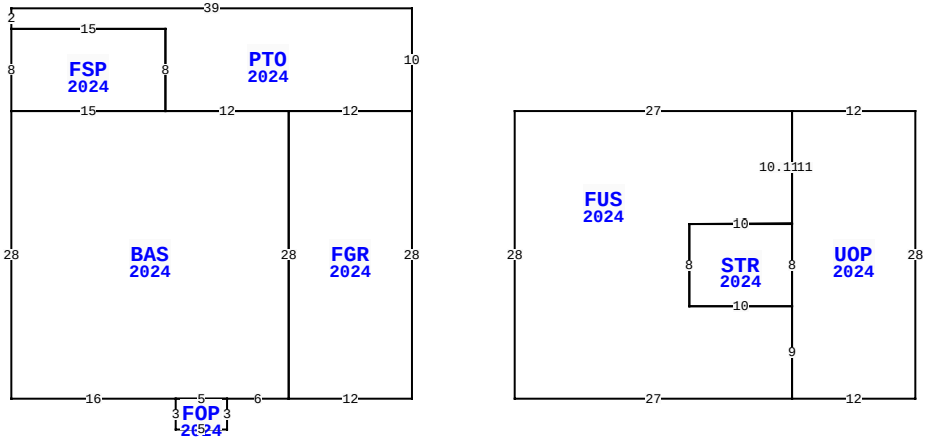
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
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	756	100	756	104,993
FGR	336	55	185	25,693
FOP	15	30	4	556
FSP	120	40	48	6,666
FUS	676	100	676	93,883
PTO	270	5	14	1,944
STR	80	10	8	1,111
UOP	336	20	67	9,305
TOTALS	2,589		1,758	244,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,758	111.1000	138.88	244,151	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1432 HX Base Yr 2024



2126 OFF SHORE DR, 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		244,151
TOTAL MARKET OB/XF VALUE		3,101
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		407,252
SOH/AGL Deduction		0
ASSESSED VALUE		407,252
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		357,252
TOTAL JUST VALUE		407,252
NCON VALUE		247,252
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222164	CO		06/05/2023
20222164	NEW CONSTR	273,067	06/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/1397	4/26/2024	LE	U	I	11	100
GRANTOR: ROD DAVID ALLEN						
GRANTEE: WOMELDORF LIZA JOAN						
2447/1776	3/19/2021	WD	Q	V	01	165,000
GRANTOR: REYNOLDS NANCY N						
GRANTEE: ROD DAVID ALLEN & S						

BUILDING NOTES

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	477.00	SF	6.50	6.50	100	2024	2023		100	3,101	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E15 E12 S28 W6 W5 W16 N28 $
FOP=[YR=2024;ORIG=31,38] W5 S3 E5 N3 $
FGR=[YR=2024;ORIG=37,10] E12 S28 W12 N28 $
FSP=[YR=2024;ORIG=10,10] E15 N8 W15 S8 $
PTO=[YR=2024;ORIG=25,10] E12 E12 N10 W39 S2 E15 S8 $
FUS=[YR=2024;ORIG=59,10] E27 D10.11R0 D0.1L10 S8 E10 S9 W27 N28 $
STR=[YR=2024;ORIG=76,21] E10 S8 W10 N8 $
UOP=[YR=2024;ORIG=86,10] E12 S28 W12 N9 N8 N11 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,101

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 02/05/2024 BY TW Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS