

LOT 110
THE RESIDENCE @ AMELIA
LANDINGS #3 PB 5/251

SAPP MEDEA REVOCABLE TRUST/SHUMAN MEDEA S TRUSTEE
2140 OFF SHORE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1651-0110-0000



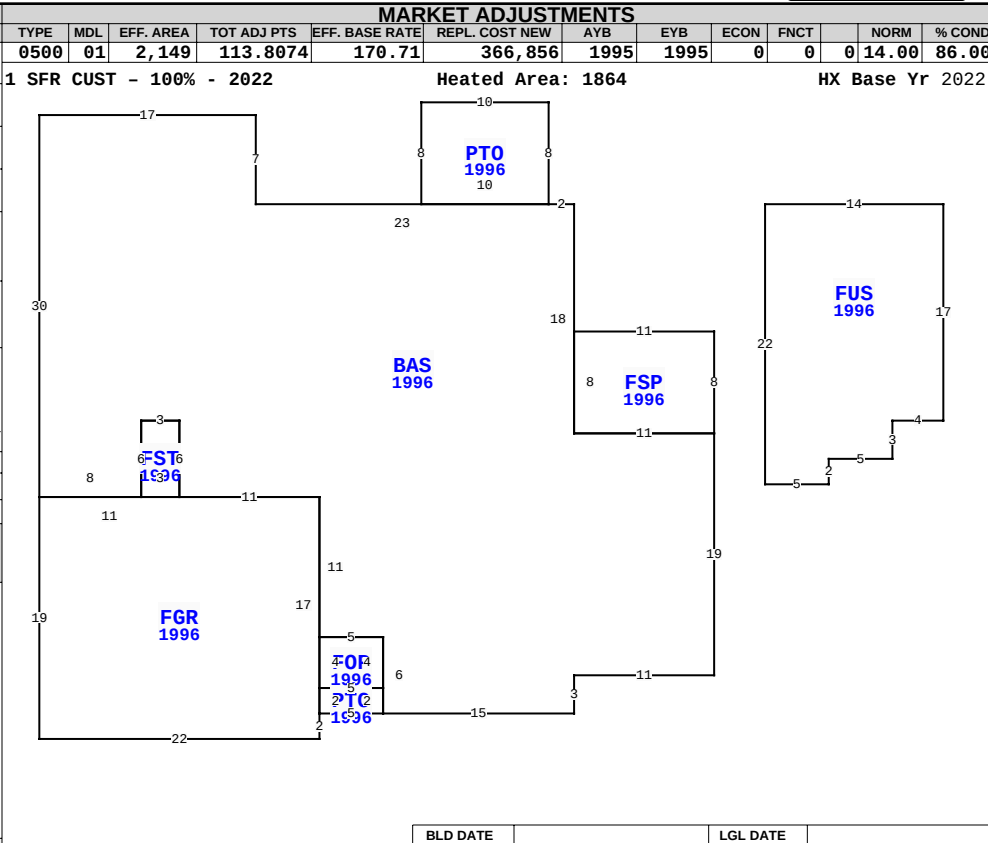
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	1,586	100	1,586	232,842
FGR	418	55	230	33,766
FOP	20	30	6	881
FSP	88	40	35	5,139
FST	18	55	10	1,468
FUS	278	100	278	40,813
PTO	10	5	0	0
PTO	80	5	4	587
TOTALS	2,498		2,149	315,496

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0811
3	0810
4	0476
5	0470

LAND DESCRIPTION	
L N	USE CODE
1	000100



TOTAL OB/XF	
11,361	

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	315,496
TOTAL MARKET OB/XF VALUE	11,361
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	486,857
SOH/AGL Deduction	86,151
ASSESSED VALUE	400,706
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	350,706
TOTAL JUST VALUE	486,857
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	473,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B948586	NEW CONSTR	70,105	09/21/1994

SALES DATA	
OFF RECORD Number	DATE
2551/0655	3/29/2022
GRANTOR: SHUMAN MEDEA S REVOC	
GRANTEE: SAPP MEDEA REVOCABL	
1839/1809	2/12/2013
GRANTOR: SAPP HELOYSE T	
GRANTEE: SHUMAN MEDEA S TRUS	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1996] W2 PTO=[YR=1996] N8 W10 S8 E10\$ W23 N7 W17 S30 FGR=[YR=1996] S19 E22 N2 PTO=[YR=1996] E5 N2 FOP=[YR=1996] N4 W5 S4 E5\$ W5 S2\$ N17 W11 FST=[YR=1996] N6 W3 S6 E3\$ W11\$ E8 N6 E3 S6 E11 S11 E5 S6 E15 N3 E11 N19 FSP=[YR=1996] N8 W11 S8 E11\$ W11 N18\$ PTR=E15 FUS=[YR=1996] E14 S17 W4 S3 W5 S2 W5 N22\$ W15\$.	