

LOT 114
THE RESIDENCE @ AMELIA
LANDINGS #3 PB 5/251

WOROSZ MATTHEW A
2168 KETCH COURT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1651-0114-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	754	100	754	125,582
FGR	428	55	235	39,140
FOP	28	30	8	1,332
FUS	753	100	753	125,415
PTO	481	5	24	3,997
UOP	28	20	6	999
UOP	72	20	14	2,332
TOTALS	2,544		1,794	298,798

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	604.00	SF	5.20	5.20
3	0810	CONCRETE A	0 100	0	0	57.00	SF	6.50	6.50
4	0911	SCRN RM A	0 100	0	0	481.00	SF	17.50	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-2	0.00	0.00	1.00

REVIEW DATE 05/11/2020 BY DJA

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	1,794	123.3750	185.06	331,998	2002	2002	0	0
1 SFR CUST - 100% - 2021									
Heated Area: 1507									
HX Base Yr 2021									
2168 KETCH CT, FERNANDINA BEACH									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	604.00	SF	5.20	5.20
3	0810	CONCRETE A	0 100	0	0	57.00	SF	6.50	6.50
4	0911	SCRN RM A	0 100	0	0	481.00	SF	17.50	17.50

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-2	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
298,798									
TOTAL MARKET OB/XF VALUE									
7,573									
TOTAL LAND VALUE - MARKET									
160,000									
TOTAL MARKET VALUE									
466,371									
SOH/AGL Deduction									
100,111									
ASSESSED VALUE									
366,260									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
316,260									
TOTAL JUST VALUE									
466,371									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
453,168									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100713	H/AC	6,800	05/04/2010
B021050	ADDITION	5,000	06/20/2002
B012635	NEW CONSTR	107,000	01/08/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2383/1059	8/10/2020	WD	Q	I	01	375,000
GRANTOR: CARTER LUKE R & ERIN						
GRANTEE: WOROSZ MATTHEW A						
1849/0280	3/15/2013	WD	Q	I	02	270,600
GRANTOR: WILDE MAXINE						
GRANTEE: CARTER LUKE R & ERI						

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2002] W27 S22 BAS=[YR=2002] S22 FGR=[YR=2002] S1									
UOP=[YR=2002] W8 S4 E3 S8 E5 N12\$ S21 E20 N9 UOP=[YR=2002] E7									
N4 FOP=[YR=2002] N4 W7 S4 E7\$ W7 S4\$ N11 W1 N1 W10 N1 W9\$ E9									
S1 E10 S1 E1 S3 E7 N32 W9 N2 W9 S2 W1 S5 W8\$ E8 N5 E1 N2 E9									
S2 E9 N17\$ PTR=E15 FUS=[YR=2002] E27 S29 W12 N2 W15 N27\$ W15\$									

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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