

LOT 123 IN OR 1195/1321
THE RESIDENCE @ AMELIA
LANDINGS #3 PB 5/251

SCHUCHLER LINDA
2186 OFF SHORE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1651-0123-0000



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	11 CLAY TILE 50
Interior Floo	12 HARDWOOD 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		

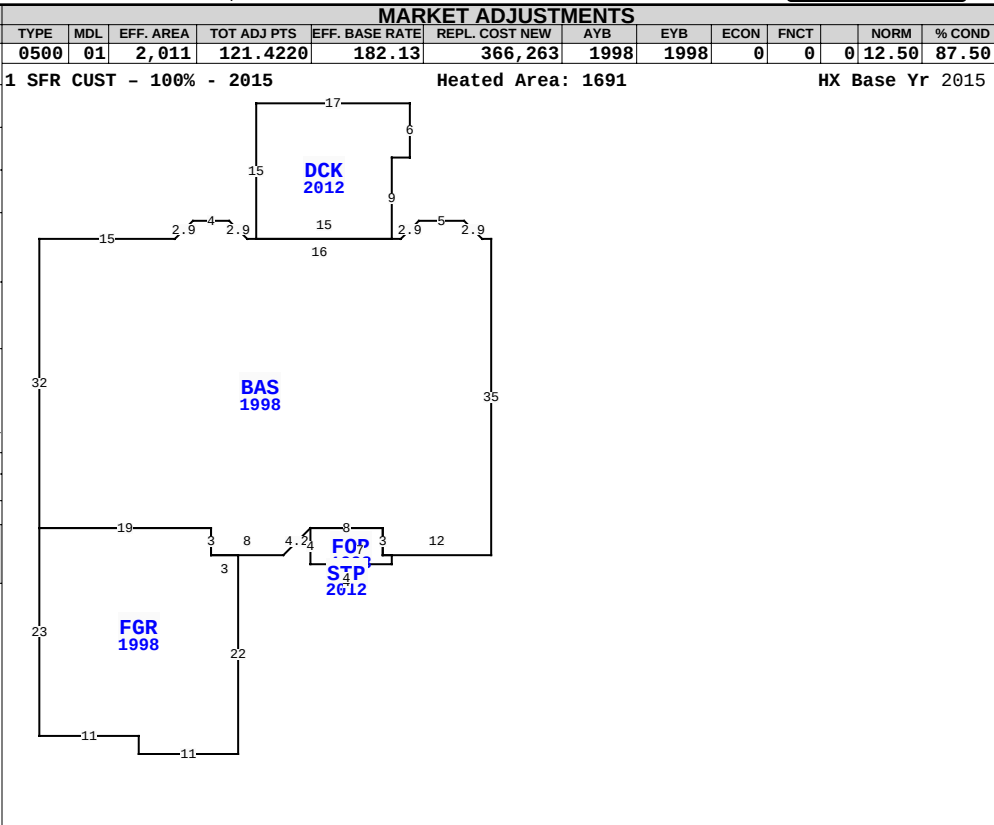
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,691	100	1,691	269,484
DKC	237	10	24	3,825
FGR	519	55	285	45,419
FOP	33	30	10	1,593
STP	8	10	1	159

TOTALS	2,488	2,011	320,480
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,088.00	SF	6.50
2	0810	CONCRETE A	0	100	4	1	4.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	222.00	SF	6.50

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	05/12/2019	BY	KBA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1998	1998	3	75	5,304	
100	1998	1998	3	75	20	
100	2002	2002	3	82	1,183	

TOTAL OB/XF									
6,507									

Total Acres:	0.00	Total Land Value:	128,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE			320,480
TOTAL MARKET OB/XF VALUE			6,507
TOTAL LAND VALUE - MARKET			128,000
TOTAL MARKET VALUE			454,987
SOH/AGL Deduction			198,092
ASSESSED VALUE			256,895
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			206,895
TOTAL JUST VALUE			454,987
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			440,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0021143	XFOB	2,000	07/03/2002
B983400	NEW CONSTR	82,000	03/24/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN I / CD	SALE PRICE
1195/1321	12/16/2003	WD Q	I		245,000
GRANTOR: WOODY LEON S & SHERRY					
GRANTEE: SCHUCHLER LINDA					
1022/0042	11/30/2001	WD Q	I		185,000
GRANTOR: MILES B LAMAR & AMY H					
GRANTEE: WOODY LEON S & SHER					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W1 U2 L2 W5 L2 D2 W1 DCK=[YR=2012] N9 E2 N6 W17 S15 E15\$ W16 U2 L2 W4 D2 L2 W15 S32 FGR=[YR=1998] S23 E11 S2 E11 N22 W3 N3 W19 \$ E19 S3 E8 U3 R3 FOP=[YR=1998] S4 E2 STP=[YR=2012] S2 E4 N2 W4 \$ E7 N1 W1 N3 W8\$ E8 S3 E12 N35 \$.									