

LOT 2 PT OR 2046/742
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

CORN LEONARD M & NANETTE J
2767 LONGBOAT DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1652-0002-0000



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	14	CARPET 70
Interior Floo	13	LVT/LAMMT 30
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

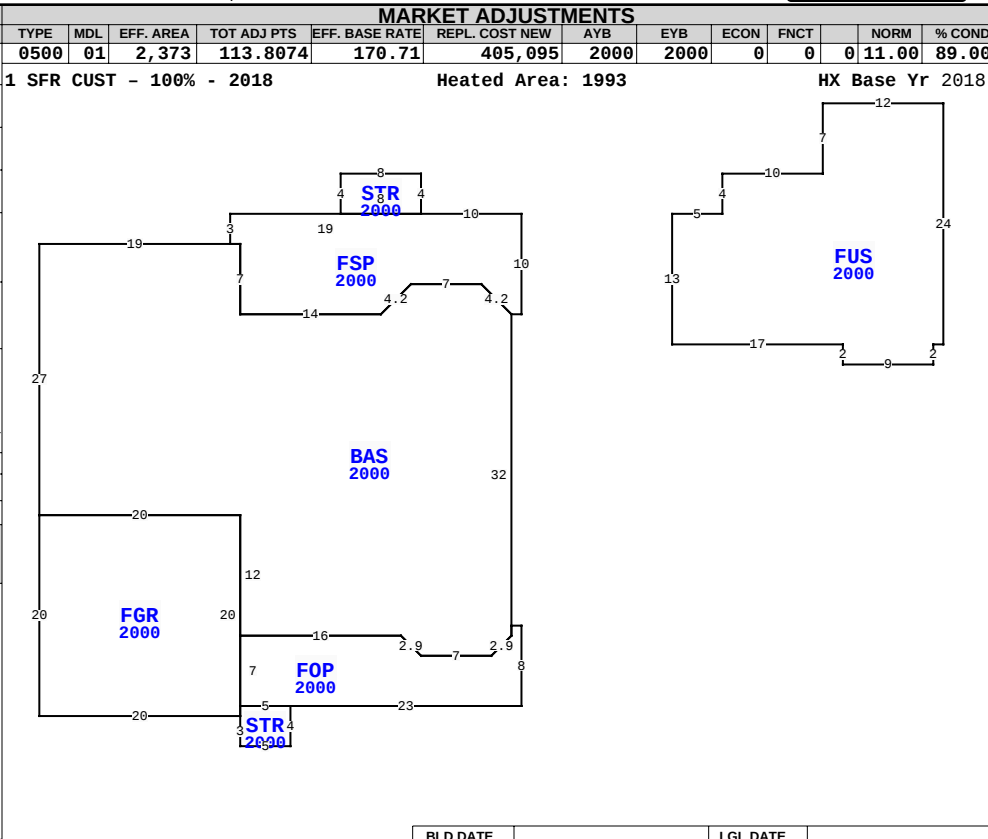
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1049.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100	1,452	220,605
FGR	400	55	220	33,425
FOP	179	30	54	8,204
FSP	253	40	101	15,345
FUS	541	100	541	82,195
STR	20	10	2	303
STR	32	10	3	456
TOTALS	2,877		2,373	360,535

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0811	CONCRETE B	0 100	0	0	774.00	SF	5.20	5.20	100	2000	2000	3	79	3,180	
3	0810	CONCRETE A	0 100	9	5	45.00	SF	6.50	6.50	100	2000	2000	3	79	231	
4	1242	WD DECK A	0 100	16	12	260.00	SF	10.00	10.00	100	2003	2003	3	21	546	
5	0855	CONC PAVER	0 100	0	0	120.00	SF	7.00	7.00	100	2012	2012	3	93	781	
6	0855	CONC PAVER	0 100	0	0	114.00	SF	7.00	7.00	100	2012	2012	3	93	742	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



2767 LONG BOAT DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY			Tax Group: 2 Tax Dist:	
BUILDING MARKET VALUE			360,535	
TOTAL MARKET OB/XF VALUE			8,420	
TOTAL LAND VALUE - MARKET			160,000	
TOTAL MARKET VALUE			528,955	
SOH/AGL Deduction			180,242	
ASSESSED VALUE			348,713	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			298,713	
TOTAL JUST VALUE			528,955	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			512,984	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101445	H/AC	3,500	08/31/2010
B021090	XFOB	1,000	06/26/2002
B991338	NEW CONSTR	123,866	10/06/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2046/0742	5/16/2016	WD	Q	I	05
GRANTOR: CARPENTER MICHELE D & GRANTEE: CORN LEONARD M & NA					SALE PRICE
0901/0521	9/29/1999	WD	Q	V	35,000
GRANTOR: AMELIA LANDINGS PARTN GRANTEE: CARPENTER MICHELE D					

BUILDING NOTES		

BUILDING DIMENSIONS		
FSP=[YR=2000] W10 STR=[YR=2000] N4 W8 S4 E8\$ W19 S3 BAS=[YR=2000] W19 S27 FGR=[YR=2000] S20 E20 STR=[YR=2000] S3 E5 N4 FOP=[YR=2000] E23 N8 W1 S1 L2 D2 W7 U2 L2 W16 S7 E5\$ W5 S1\$ N20 W20\$ E20 S12E16 D2 R2 E7 U2 R2 N32 U3 L3 W7 D3 L3 W14 N7 W1\$ E1 S7 E14 U3 R3 E7 D3 R3 E1 N10\$ PTR=E15 FUS=[YR=2000] E5 N4 E10 N7 E12 S24 W1 S2 W9 N2 W17N13\$ W15\$.		

LAND DESCRIPTION										TOTAL OB/XF										8,420									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000												