LOT 3
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

TACY DAVID LESTER & LINDA K
2743 LONG BOAT DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1652-0003-0000

BUILDING CHARACTERISTICS

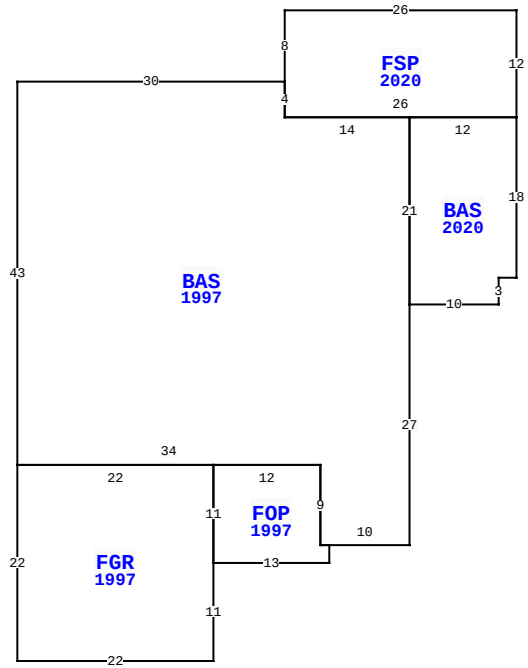
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,926	100	1,926	360,941
BAS	246	100	246	46,101
FGR	484	55	266	49,849
FOP	134	30	40	7,497
FSP	312	40	125	23,426
TOTALS	3,102		2,603	487,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,603	143.1936	214.79	559,098	1997	1997	0	0	0	12.75	87.25

1 SFR CUST – 100% - 2020 Heated Area: 2172 HX Base Yr 2020



2743 LONG BOAT 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		487,813
TOTAL MARKET OB/XF VALUE		11,778
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		659,591
SOH/AGL Deduction		194,889
ASSESSED VALUE		464,702
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		414,702
TOTAL JUST VALUE		659,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		638,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200408	REMODEL	194,587	07/29/2020
20090453	XFOB	2,900	04/14/2009
B021276	XFOB	2,000	07/24/2002
B0021153	REMODEL	7,000	07/05/2002
B9610052	NEW CONSTR	101,928	09/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2266/0355	4/03/2019	WD	Q	I	01	461,000
GRANTOR: FICKLING CAROL JEANIN						
GRANTEE: TACY DAVID LESTER &						
1990/0420	7/08/2015	WD	Q	I	01	383,800
GRANTOR: DEMING BARRY T & SUSA						
GRANTEE: FICKLING CAROL JEAN						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0811	CONCRETE B	0	100	0	0	620.00	SF	5.20	5.20	100	1997	1997	3	73	2,354	
3	0810	CONCRETE A	0	100	0	0	49.00	SF	6.50	6.50	100	1997	1997	3	73	233	
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1997	1997	3	73	76	
5	1242	WD DECK A	0	100	0	0	25.00	SF	10.00	10.00	100	2002	2002	3	20	50	
6	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2010	2010	3	78	2,246	
7	0855	CONC PAVER	0	100	0	0	406.00	SF	10.00	10.00	100	2020	2020	3	99	4,019	

BUILDING DIMENSIONS

FSP=[YR=2020] W26 S8 BAS=[YR=1997] W30 S43 FGR=[YR=1997] S22 E22 N11 FOP=[YR=1997] E13 N2 W1N9 W12 S11 $ N11 W22 $ E34 S9 E10 N27 BAS=[YR=2020] E10 N3 E2 N18 W12 S21 $ N21 W14 N4 $ S4 E26N12$.

LAND DESCRIPTION

TOTAL OB/XF 11,778

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		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 06/03/2021 BY RK Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS