

LOT 16 & S-1 OF LOT 17
IN OR 2624/448
THE RESIDENCE @ AMELIA

LEHAM DARIN/HICKOX LACEY
2347 OFF SHORE COURT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1652-0016-0000



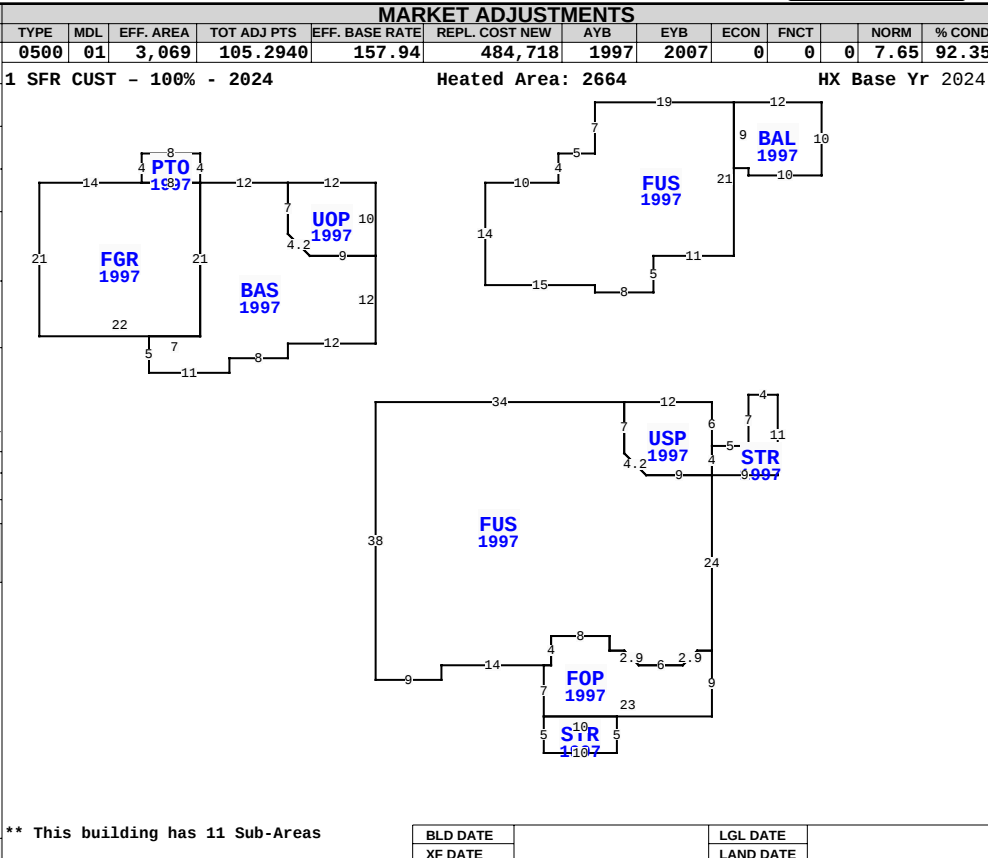
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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
BAL	118	15	18	2,626
BAS	480	100	480	70,011
FGR	462	55	254	37,048
FOP	205	30	62	9,043
FUS	669	100	669	97,579
FUS	1,515	100	1,515	220,974
PTO	32	5	2	292
STR	50	10	5	730
STR	64	10	6	875
UOP	116	20	23	3,355
TOTALS	3,827		3,069	447,637

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0 100	0	0	1,722.00	SF	4.00	4.00	
3	0810	CONCRETE A	0 100	0	0	120.00	SF	6.50	6.50	
4	0479	VF PICKET	0 100	0	0	76.00	LF	10.00	10.00	
5	0470	VNYL GATE	0 100	0	0	2.00	UT	150.00	150.00	

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



TOTAL OB/XF										
7,748										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		447,637	
TOTAL MARKET OB/XF VALUE		7,748	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		655,385	
SOH/AGL Deduction		41,383	
ASSESSED VALUE		614,002	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		564,002	
TOTAL JUST VALUE		655,385	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		612,480	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9710274	NEW CONSTR	139,812	01/28/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2624/0448	3/07/2023	WD Q	I	01	
GRANTOR: KING RICHARD D II & J					
GRANTEE: LEHAM DARIN & LACEY					
2302/0049	8/21/2019	WD Q	I	01	
GRANTOR: OLIVER SHARON D & DOU					
GRANTEE: KING RICHARD D II &					

BUILDING NOTES										
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BUILDING DIMENSIONS										
UOP=[YR=1997] W12 BAS=[YR=1997] W12 PTO=[YR=1997] N4 W8 S4 FGR=[YR=1997] W14 S21 E22 N21 W8S E8\$ S21 W7 S5 E11 N2 E8 N2 E12 N12 W9 U3 L3 N7\$ S7 R3 D3 E9 N10\$ PTR=E15 FUS=[YR=1997] E10 N4 E5 N7 E19 BAL=[YR=1997] E12 S10 W10 N1 W2 N9\$ S21 W11 S5 W8 N1 W15 N14\$ W15\$ PTR=S30 FUS=[YR=1997] S38 E9 N2 E14 FOP=[YR=1997] S7 STR=[YR=1997] S5 E10 N5 W10\$ E23 N9 W2 D2 L2 W6 U2 L2 W2 N2 W8 S4 W1\$ E1 N4 E8 S2 E2 D2 R2 E6 U2 R2 E2 N24 STR=[YR=1997] E9 N11 W4 S7 W5 USP=[YR=1997] N6 W12 S7 R3 D3 E9 N4 \$ S4\$ W9 U3 L3 N7 W34\$ N30\$.										