

MCELWEE-READDICK MICHELE C
2350 OFF SHORE CT
FERNANDINA BEACH, FL 32034

00-00-31-1652-0017-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 60
Exterior Wall23REINF CONC 40
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo11CLAY TILE 50
Interior Floo12HARDWOOD 50
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms3.5 100

Frame Stories Units02WOOD FRAME 100
 2. 2. 100
 0 0 100
Occupancy00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1049.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS1,9821001,982301,920
FGR5675531247,527
FOP16330497,464
FOP16330497,464
FUS2,0881002,088318,067

TOTALS4,9634,480682,443

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0500014,480108.8472163.27731,45020092009006.7093.30

1 SFR CUST - 100% - 2011 Heated Area: 4070 HX Base Yr 2011

Floor Plan Diagram showing BAS 2009, FGR 2009, FOS 2009, OP 2009, and FUS 2009 areas.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE682,443

TOTAL MARKET OB/XF VALUE5,965

TOTAL LAND VALUE - MARKET160,000

TOTAL MARKET VALUE848,408

SOH/AGL Deduction458,917

ASSESSED VALUE389,491

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE339,491

TOTAL JUST VALUE848,408

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE817,841

Sales Data Section

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I V / IRSN CD SALE PRICE

1346/05788/31/2005WD Q V19200,000

GRANTOR: SEAWARD HOMES INC GRANTEE: MCELWEE MICHELE C

0923/06373/08/2000WD U V19200,000

GRANTOR: AMELIA LANDINGS PARTN GRANTEE: SEAWARD HOMES

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2009] W28 BAS=[YR=2009] N28 W33 S37 FOP=[YR=2009]
W2 S24 E7 N23 W5 N1\$ S1 E5 S26 E28 N36\$ S23 E21 N11 E7 N12\$
PTR=E15 FUS=[YR=2009] E13 U4 R4 N21 E12 S5 E4 S12 W4 S6 E4
S5 E28 S12 W7 S11 W21 S13 W28 N3 FOP=[YR=2009] W7 N24 E2 S1
E5 S23\$ N23 W5 N13\$ W15\$.

LAND DESCRIPTION TOTAL OB/XF 5,965

LNUSE CLSLAND USE CAPRD LOC ZONE FRONT DEPTHTOT LND UTUNIT DTDPHFAC% CONDTOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESTOTAL DENSTITYDECL FRZYR CONSRV

1 000100C SFR100R-20.000.001.00LT1.001.001.00160,000.00160,000.00160,000Other Adjustments And NotesYearDensityDeclFrzYrConsrvtotals

REVIEW DATE 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS