

LOT 18
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

GMELCH PAUL L &/PICKAR MICHELLE L L/E
2352 OFF SHORE COURT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1652-0018-0000



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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

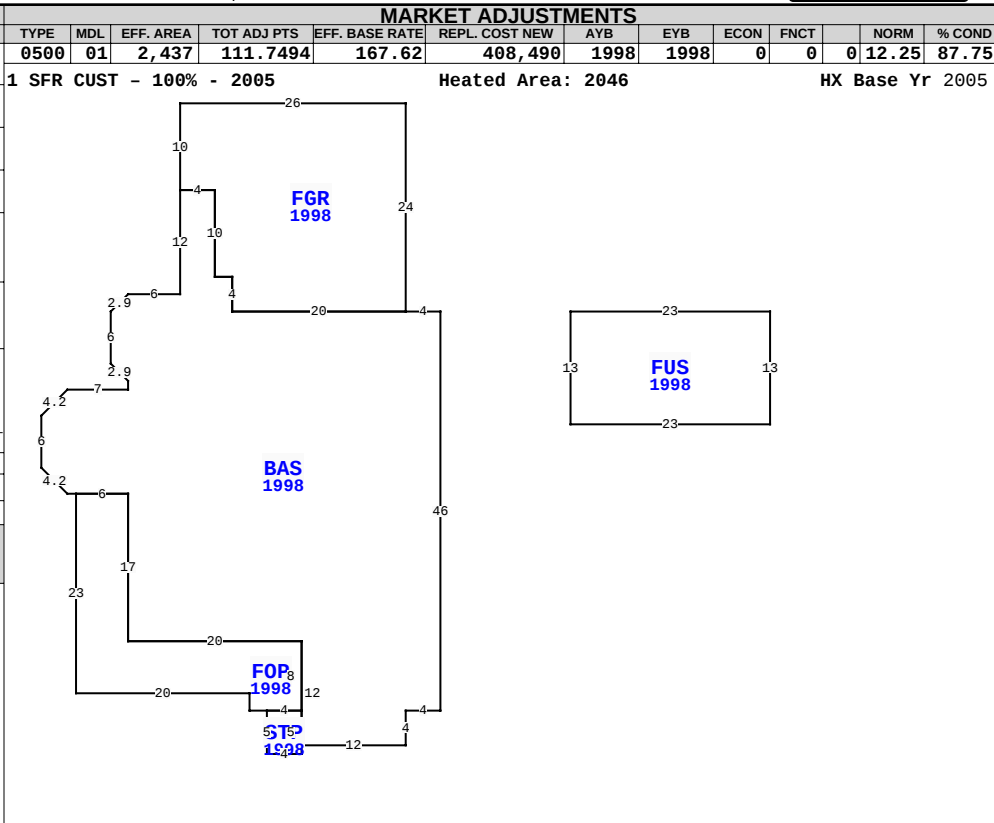
NEIGHBORHOOD/LOC	1049.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,747	100	1,747	256,960
FGR	560	55	308	45,303
FOP	270	30	81	11,914
FUS	299	100	299	43,979
STP	20	10	2	294

TOTALS	2,896		2,437	358,450
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	2,068.00	SF	6.50
3	0810	CONCRETE A	0	100	18	4	72.00	SF	6.50
4	0810	CONCRETE A	0	100	0	0	124.00	SF	6.50
5	0858	SCULP CONC	0	100	0	0	317.00	SF	13.00
6	0858	SCULP CONC	0	100	6	4	24.00	SF	13.00
7	0479	VF PICKET	0	100	0	0	16.00	LF	10.00
8	0470	VNYL GATE	0	100	0	0	2.00	UT	120.00

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		R-2	0.00	0.00	1.00



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	81	2,835	
100	1998	1998	3	75	10,082	
100	1998	1998	3	75	351	
100	2003	2003	3	83	669	
100	2002	2002	3	95	3,915	
100	2002	2002	3	95	296	
100	2004	2004	3	64	102	
100	2004	2004	3	64	154	

TOTAL OB/XF									
18,404									

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				358,450			
TOTAL MARKET OB/XF VALUE				18,404			
TOTAL LAND VALUE - MARKET				160,000			
TOTAL MARKET VALUE				536,854			
SOH/AGL Deduction				240,121			
ASSESSED VALUE				296,733			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				246,733			
TOTAL JUST VALUE				536,854			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				521,237			