LOT 21
IN OR 914/821
THE RESIDENCE @ AMELIA

POWERS JON M & PATRICIA E
2624 LONG BOAT DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1652-0021-0000

BUILDING CHARACTERISTICS

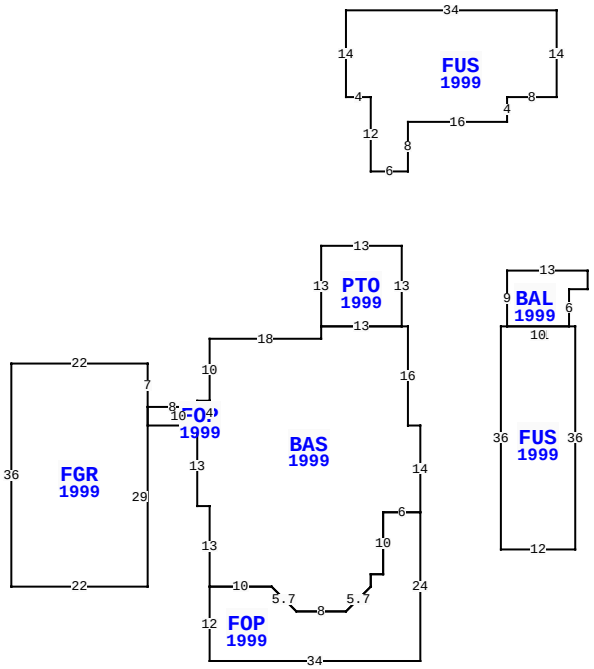
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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
BAL	99	15	15	2,154
BAS	1,358	100	1,358	195,045
FGR	792	55	436	62,621
FOP	32	30	10	1,436
FOP	436	30	131	18,815
FUS	432	100	432	62,046
FUS	612	100	612	87,899
PTO	169	5	8	1,149
TOTALS	3,930		3,002	431,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,002	108.1920	162.29	487,195	1999	1999	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2000 Heated Area: 2402 HX Base Yr 2000



2624 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		431,168
TOTAL MARKET OB/XF VALUE		7,226
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		598,394
SOH/AGL Deduction		314,132
ASSESSED VALUE		284,262
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		234,262
TOTAL JUST VALUE		598,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		579,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990561	NEW CONSTR	162,424	06/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0932/0178	5/12/2000	WD	U	V	19	100
GRANTOR: AMELIA LANDINGS PARTN						
GRANTEE: TREVETT HOMES INC						
0914/0821	1/06/2000	WD	U	I	21	250,300
GRANTOR: TREVETT HOMES INC						
GRANTEE: POWERS JON & PATRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W1 PTO=[YR=1999] N13 W13 S13 E13 $ W13 S2 W18 S10 FOP=[YR=1999] W2 S1 W8 FGR=[YR=1999] N7 W22 S36 E22 N29 $ S3 E10 N4 $ S4 W2 S13 E2 S13 FOP=[YR=1999] S12 E34 N24 W6 S10 W2 S2 L4 D4 W 8 U4 L4 W10 $ E10 D4 R4 E8 U4 R4 N2 E2 N10 E6 N14 W2 N16 $ PTR= N25 FUS=[YR=1999] N8 E16N4 E8 N14 W34 S14 E4 S12 E6 $ S25 $ PTR= E15 FUS=[YR=1999] E1 BAL=[YR=1999] N9 E13 S3 W3 S6 W10 $ E11 S36 W12 N36 $W15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	83	1,660	
2	0810	CONCRETE A	0	100	0	0	939.00	SF	6.50	6.50	100	1999	1999	3	77	4,700	
3	0810	CONCRETE A	0	100	0	0	161.00	SF	6.50	6.50	100	1999	1999	3	77	806	
4	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	1999	1999	3	77	60	

LAND DESCRIPTION

TOTAL OB/XF 7,226

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 05/11/2020 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS