

WESTERLY 34.5' OF LOT 7
SEASCAPE AT AMELIA PB 6/378

HEROUX MARTHA INTER VIVOS REVOCABLE TRUST/HEROUX M
301 WENDRON CT
FRANKLIN, TN 37069

2024

00-00-31-1677-0007-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 50
Exterior Wall	23 REINF CONC 50
Roof Structure	08 IRREGULAR 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

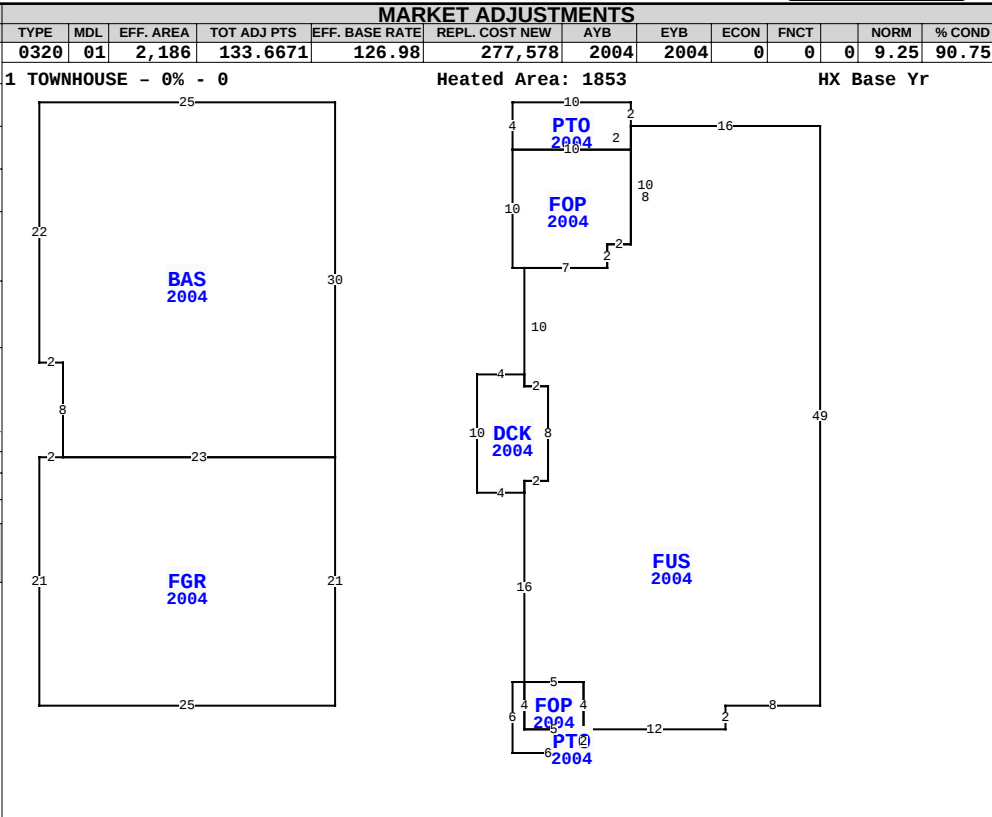
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1023.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	734	100	734	84,582
DCK	56	10	6	692
FGR	525	55	289	33,303
FOP	20	30	6	692
FOP	96	30	29	3,341
FUS	1,119	100	1,119	128,948
PTO	16	5	1	115
PTO	40	5	2	231

TOTALS	2,606	2,186	251,902
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	975.00	SF	6.50
2	0810	CONCRETE A	0	0	26	4	104.00	SF	6.50
3	1241	WD DECK G	0	0	6	4	24.00	UT	11.50
4	0479	VF PICKET	0	0	0	0	65.00	LF	10.00
5	0462	ST/AL FNC	0	0	45	4	180.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	R-2	34.00	98.00	1.00



2683 W 4TH ST, FERNANDINA BEACH

L N	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	0810	CONCRETE A	0	0	0	0	975.00	SF	6.50	6.50	100	2004	2004	3	84	5,324	
2	0810	CONCRETE A	0	0	26	4	104.00	SF	6.50	6.50	100	2004	2004	3	84	568	
3	1241	WD DECK G	0	0	6	4	24.00	UT	11.50	11.50	100	2004	2004	3	36	99	
4	0479	VF PICKET	0	0	0	0	65.00	LF	10.00	10.00	100	2004	2004	3	64	416	
5	0462	ST/AL FNC	0	0	45	4	180.00	SF	10.00	10.00	100	2004	2004	3	36	648	

TOTAL OB/XF										7,055							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	0	0003	R-2	34.00	98.00	1.00	LT		1.00	1.00	0.85	225,000.00	191,250.00	191,250

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		251,902	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		191,250	
SOH/AGL Deduction		ASSESSED VALUE		450,207	
TOTAL EXEMPTION VALUE		BASE TAXABLE VALUE		450,207	
TOTAL JUST VALUE		NCON VALUE		0	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		451,830	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2660/210	7/25/2023	QC	U	I	11
GRANTOR: HEROUX MARTHA M		GRANTEE: HEROUX MARTHA INTER		SALE PRICE	
1286/0866		1/07/2005		WD Q I	
GRANTOR: OSPREY DEVELOPMENT CO		GRANTEE: HEROUX FRANCIS A &		275,000	

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2004] W25 S22 E2 S8 FGR=[YR=2004] W2 S21 E25 N21 W23 \$ E23 N30 \$ PTR= E15 PTO=[YR=2004] E10 S2 FUS=[YR=2004] E16 S49 W8 S2 W12 PTO=[YR=2004] S2 W6 N6 E1 FOP=[YR=2004] E5 S4 W5 N4 \$ S4 E5 \$ N4 W5 N16 DCK=[YR=2004] W4 N10 E4 S1 E2 S8 W2 S1 \$ N1 E2 N8 W2 N10 FOP=[YR=2004] W1 N10 E10 S8 W2 S2 W7 \$ E7 N2 E2 N10 \$ S2 W10 N4 \$ W15 \$.									