

W40.70 FT OF LOT 10
SEASCAPE AT AMELIA PB 6/378

DRISCOLL WILLIAM & DEBORAH
PO BOX 15965
FERNANDINA BEACH, FL 32035

2024

00-00-31-1677-0010-0000



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	14	CARPET 50
Interior Floor	15	HARDTILE 50
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

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

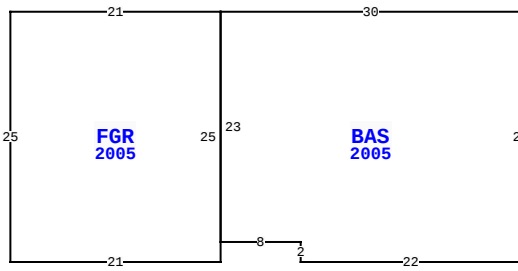
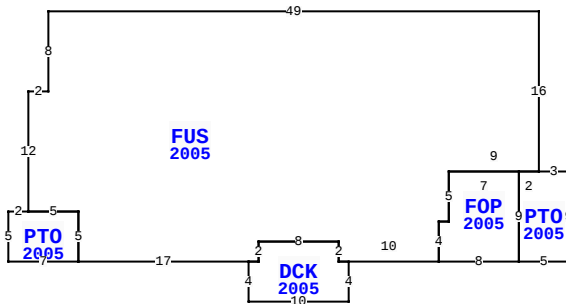
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1023.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	734	100	734	151,213
DCK	56	10	6	1,236
FGR	525	55	289	59,538
FOP	67	30	20	4,121
FUS	1,133	100	1,133	233,411
PTO	35	5	2	412
PTO	45	5	2	412
TOTALS	2,595		2,186	450,342

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0810	CONCRETE A	0	100	30	18			
2	0810	CONCRETE A	0	100	36	3			
3	1241	WD DECK G	0	100	6	4			
4	0479	VF PICKET	0	100	0	0			
5	0462	ST/AL FNC	0	100	65	3			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000
REVIEW DATE		05/12/2019		BY	KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0320	12	2,186	230.0844	218.58	477,816	2005	2011	0	0	0	5.75	94.25	
1 TOWNHOUSE - 100% - 2023 Heated Area: 1867 HX Base Yr 2023													



720 KINGFISHER WAY, FERNANDINA BEACH													
TOTAL OB/XF 4,957													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1 2													
VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 2 Tax Dist:													
BUILDING MARKET VALUE 450,342													
TOTAL MARKET OB/XF VALUE 4,957													
TOTAL LAND VALUE - MARKET 191,250													
TOTAL MARKET VALUE 646,549													
SOH/AGL Deduction 0													
ASSESSED VALUE 646,549													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 596,549													
TOTAL JUST VALUE 646,549													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 649,076													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052263	VINYL FENCE	2,000	07/20/2005
20052264	VINYL FENCE	2,000	07/20/2005
20052173	OTHER	1,000	07/07/2005
20052174	OTHER	1,000	07/07/2005
20051721	NEW CONSTR	2,000	05/02/2005
20051382	H/AC	10,000	03/10/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2544/0989	3/03/2022	WD	Q	I	01	702,500	
GRANTOR: RICHARDSON CHERYL ANN							
GRANTEE: DRISCOLL WILLIAM &							
2145/1667	9/11/2017	WD	Q	I	01	375,000	
GRANTOR: ASDOURIAN HOVAN & SAN							
GRANTEE: RICHARDSON CHERYL A							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2005] W30 FGR=[YR=2005] W21 S25 E21 N25 \$ S23 E8 S2 E22 N25 \$ PTR= N15 PTO=[YR=2005] N9 W3 FUS=[YR=2005] N16 W49 S8 W2 S12 PTO=[YR=2005] W2 S5 E7 N5 W5 \$ E5 S5 E17 DCK=[YR=2005] S4 E10 N4 W1 N2 W8 S2 W1 \$ E1 N2 E8 S2 E10 N4 E1 N5 E9 \$ W2 FOP=[YR=2005] W7 S5 W1 S4 E8 N9 \$ S9 E5 \$ S15 \$.													