LOT 13
SEASCAPE AT AMELIA PB 6/378

GALLO STEPHEN A & LUCY L
749 WHITE IBIS WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1677-0013-0000

BUILDING CHARACTERISTICS

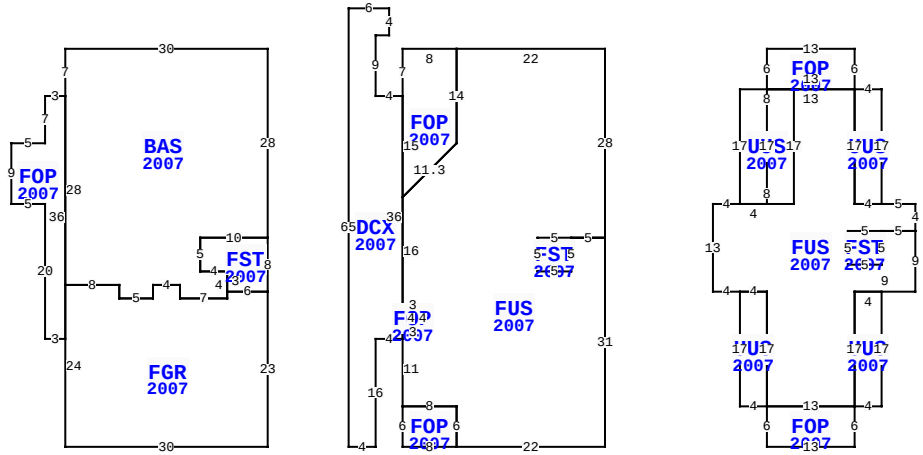
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	23	REINF CONC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,012	100	1,012	160,045
DCX	412	15	62	9,805
FGR	690	55	380	60,096
FOP	12	30	4	632
FOP	48	30	14	2,214
FOP	78	30	23	3,638
FOP	78	30	23	3,638
FOP	144	30	43	6,801
FOP	153	30	46	7,275
FST	25	55	14	2,214
TOTALS	5,483		4,240	670,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,240	114.2240	171.34	726,482	2007	2007	0	0	0	7.70	92.30

1 SFR CUST - 100% - 2022 Heated Area: 3410 HX Base Yr 2022



** This building has 18 Sub-Areas

749 WHITE IBIS WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	14,280.00	14,280.00	100	2007	2007	3	100	14,280	
3	0855	CONC PAVER	0	100	0	0	1,168.00	SF	10.00	10.00	100	2007	2007	3	88	10,278	
4	0479	VF PICKET	0	100	0	0	152.00	LF	10.00	10.00	100	2008	2008	3	74	1,125	
5	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2022	2022	3	98	23,990	
6	0855	CONC PAVER	0	100	0	0	664.00	SF	10.00	10.00	100	2022	2022	3	100	6,640	
7	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2022	2022	3	99	3,992	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		670,543
TOTAL MARKET OB/XF VALUE		64,084
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		959,627
SOH/AGL Deduction		260,311
ASSESSED VALUE		699,316
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		649,316
TOTAL JUST VALUE		959,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		930,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211366	SWIM POOL	0	06/23/2021
20080889	VINYL PICKET FENC	500	05/23/2008
20070568	ELEC.NC	8,350	04/11/2007
20070506	METAL ROOF	21,000	03/28/2007
20070421	GAS	895	03/09/2007
20070238	H/AC	12,400	02/09/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/1456	4/08/2021	WD	Q	I	02	1,035,000
GRANTOR: WILLIS ANN B						
GRANTEE: GALLO STEPHEN A & L						
1450/0761	10/06/2006	WD	U	V	19	56,800
GRANTOR: OSPREY DEVELOPMENT CO						
GRANTEE: WILLIS ANN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30 S7 FOP=[YR=2007] W3S7W5 S9E5S20E3N36$ S28
FGR=[YR=2007] S24 E30 N23 FST=[YR=2007] N8W10 S5E4 S3 E6$
W6S1 W7N2W4S2W5N2W8$E8S2E5 N2E4S2E7 N4W4 N5 E10 N28$ PTR= E20
FOP=[YR=2007] S7 DCX=[YR=2007] W4N9E2 N4W6S65E4N16 E4N36$
S15 FUS=[YR=2007] S16 FOP=[YR=2007] S4E3N4W3$
E3S4W3S11FOP=[YR=2007] S6E8N6W8$ E8 S6 E22 N31 W5
FST=[YR=2007] W5S5E5N5 $ E5 N28W22S14 L8 D8 $ U8 R8 N14 W8$
W20$ PTR=E70S6 UUS=[YR=2007] S17 FUS=[YR=2007] W4S13E4
UUS=[YR=2007] S17E4 N17 W4$E4S17 FOP=[YR=2007] S6E13N6 W13$
E13 UUS=[YR=2007] E4N17W4S17$ N17E9 N9 W5 FST=[YR=2007]
W5S5E5N5$ E5 N4 W5 UUS=[YR=2007] N17W4S17 E4$ W4N17
FOP=[YR=2007] N6W13S6E13$ W13S17W4$ E8N17W8$ N6W70$.

LAND DESCRIPTION

TOTAL OB/XF 64,084

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	0003	R-2	60.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 07/25/2022 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS