LOT 18 IN OR 2062/1100
SEASCAPE AT AMELIA PB 6/378

MERKITCH GLEN J &/GUNDERSEN-MERKITCH SANDRA
757 KINGFISHER WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1677-0018-0000

BUILDING CHARACTERISTICS

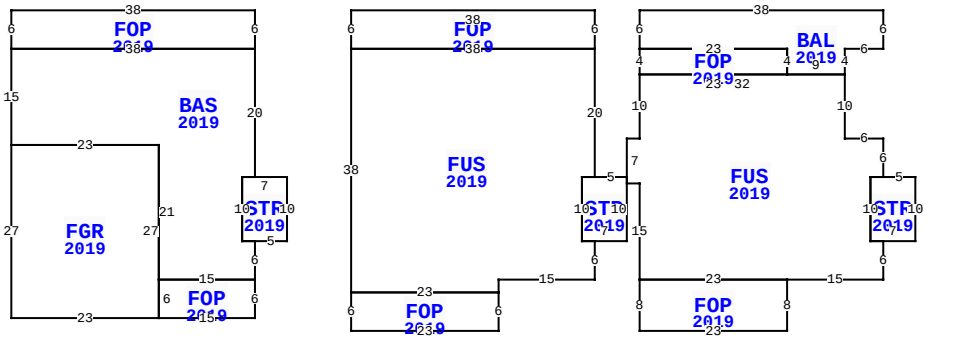
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	3.	3. 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
BAL	264	15	40	6,968
BAS	865	100	865	150,689
FGR	621	55	342	59,578
FOP	90	30	27	4,704
FOP	92	30	28	4,878
FOP	138	30	41	7,142
FOP	184	30	55	9,581
FOP	228	30	68	11,846
FOP	228	30	68	11,846
FUS	1,150	100	1,150	200,339
TOTALS	5,464		4,099	714,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,099	118.0872	177.13	726,056	2019	2019	0	0	0	1.65	98.35

1 SFR CUST - 100% - 2022 Heated Area: 3409 HX Base Yr 2022



** This building has 14 Sub-Areas

757 KINGFISHER WAY, 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		714,076
TOTAL MARKET OB/XF VALUE		13,784
TOTAL LAND VALUE - MARKET		281,250
TOTAL MARKET VALUE		1,009,110
SOH/AGL Deduction		2,855
ASSESSED VALUE		1,006,255
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		956,255
TOTAL JUST VALUE		1,009,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		976,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183932	CO ISSUED	0	12/09/2019
20190168	NEW CONSTR	0	03/12/2019
20183932	NEW CONSTR	428,868	11/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2062/1100	7/29/2016	WD	Q	V	01	145,000
GRANTOR: OSPREY DEVELOPMENT CO						
GRANTEE: MERKITCH GLEN J & S						
1421/1196	1/17/2006	MS	U	V	03	100
GRANTOR: CITY OF FERNANDINA BE						
GRANTEE: OSPREY DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W38 S6 BAS=[YR=2019] S15 FGR=[YR=2019] S27 E23 FOP=[YR=2019] E15 N6 W15 S6$ N27 W23$ E23 S21 E15 N6 STR=[YR=2019] E5 N10 W7 S10 E2$ W2 N10 E2 N20 W38$ E38 N6$ PTR=E15 FOP=[YR=2019] E38 S6 FUS=[YR=2019] S20 STR=[YR=2019] E5 S10 W7 N10 E2$ W2 S10 E2 S6 W15 S2 FOP=[YR=2019] S6 W23 N6 E23$ W23 N38 E38$ W38 N6$ W15$ PTR=E60 BAL=[YR=2019] E38 S6 W6 S4 FUS=[YR=2019] S10 E6 S6 STR=[YR=2019] E5 S10 W7 N10 E2$ W2 S10 E2 S6 W15 FOP=[YR=2019] S8 W23 N8 E23$ W23 N15 W2 N7 E2 N10 FOP=[YR=2019] N4 E23 S4 W23$ E32$ W9 N4 W23 N6$ W60$.

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	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	1,053.00	SF	10.00	10.00	100	2019	2019	3	98	10,319	

LAND DESCRIPTION

TOTAL OB/XF 13,784

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	70.00	89.00	1.00	LT		1.00	1.00	1.25	225,000.00	281,250.00	281,250							

REVIEW DATE 12/26/2019 BY DJ Total Acres: 0.00 Total Land Value: 281,250 Market: 0 Agricultural: 0 Common: 281,250 PRINTED 08/06/2024 BY SYS