LOT 20 IN OR 2062/1339
SEASCAPE AT AMELIA PB 6/378

BBH MANAGEMENT LLC
743 KINGFISHER WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1677-0020-0000

BUILDING CHARACTERISTICS

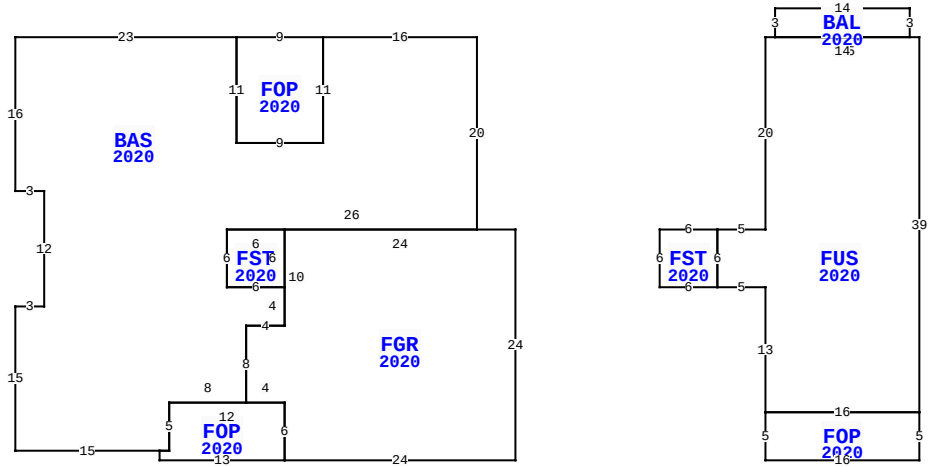
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	42	15	6	1,123
BAS	1,341	100	1,341	250,915
FGR	608	55	334	62,495
FOP	73	30	22	4,116
FOP	80	30	24	4,491
FOP	99	30	30	5,613
FST	36	55	20	3,742
FST	36	55	20	3,742
FUS	654	100	654	122,370
TOTALS	2,969		2,451	458,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,451	126.0000	189.00	463,239	2020	2020	0	0	0	1.00	99.00

1 SFR CUST – 0% - 0 Heated Area: 1995 HX Base Yr



743 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	458,607
TOTAL MARKET OB/XF VALUE	46,435
TOTAL LAND VALUE - MARKET	281,250
TOTAL MARKET VALUE	786,292
SOH/AGL Deduction	0
ASSESSED VALUE	786,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	786,292
TOTAL JUST VALUE	786,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	766,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200200	SWIM POOL	30,000	04/24/2020
20190407	NEW CONSTR	0	09/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2062/1339	7/29/2016	WD	Q	V	01	145,000
GRANTOR: OSPREY DEVELOPMENT CO						
GRANTEE: BBH MANAGEMENT LLC						
1421/1196	1/17/2006	MS	U	V	03	100
GRANTOR: CITY OF FERNANDINA BE						
GRANTEE: OSPREY DEVELOPMENT						

BUILDING NOTES

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	0855	CONC PAVER	0	0	0	0	1,261.00	SF	10.00	10.00	100	2020	2020	3	99	12,484	
2	0857	SANDSTONE/	0	0	0	0	106.00	SF	16.00	16.00	100	2020	2020	3	100	1,696	
3	0861	POOL GUNIT	0	0	0	0	279.00	SF	85.00	85.00	100	2020	2020	3	93	22,055	
4	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2020	2020	3	100	10,200	

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FOP=[YR=2020] W9 S11 E9 N11 $ S11 W9 N11 W23 S16 E3 S12 W3 S15 E15 FOP=[YR=2020] S1 E13 FGR=[YR=2020] E24 N24 W24 FST=[YR=2020] W6 S6 E6 N6 $ S10 W4 S8 E4 S6 $ N6 W12 S5 W1 $ E1 N5 E8 N8 E4 N4 W6 N6 E26 N20 $ PTR= E30 FUS=[YR=2020] E1 BAL=[YR=2020] N3 E14 S3 W14 $ E15 S39 FOP=[YR=2020] S5 W16 N5 E16 $ W16 N13 W5 FST=[YR=2020] W6 N6 E6 S6 $ N6 E5 N20 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 46,435

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	0	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 01/08/2021 BY RK Total Acres: 0.00 Total Land Value: 281,250 Market: 0 Agricultural: 0 Common: 281,250 PRINTED 08/06/2024 BY SYS