

BLOCK 1 LOT 9
IN OR 2518/217
WINDSOR PLACE 1

AMELIA 9 LLC
9656 BLUFFSIDE DR
SANDY, UT 84092

2024

00-00-31-178A-0001-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,205	100	1,205	135,356
FOP	32	30	10	1,124
FSP	224	40	90	10,109
UDG	280	55	154	17,298

TOTALS	1,741		1,459	163,888
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	914.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	0	0	202.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		R-1	60.00	115.00	60.00	FF 1	

REVIEW DATE	11/18/2019	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,459	103.8870	129.86	189,466	1950	2005	0	0	0 13.50	86.50
1 SNGL FAM - 0% - 0											
Heated Area: 1205											
HX Base Yr											

2115 BELVEDERE AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/25/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0810	CONCRETE A	0	0	0	0	914.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,931	
3	0810	CONCRETE A	0	0	0	0	202.00	SF	6.50	6.50	100	1970	1970	3	21	276	

TOTAL OB/XF											
3,835											

Total Acres: 0.00	Total Land Value: 178,080	Market: 0	Agricultural: 0	Common: 178,080
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						163,888					
TOTAL MARKET OB/XF VALUE						3,835					
TOTAL LAND VALUE - MARKET						178,080					
TOTAL MARKET VALUE						345,803					
SOH/AGL Deduction						29,910					
ASSESSED VALUE						315,893					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						315,893					
TOTAL JUST VALUE						345,803					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						313,770					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091414	REPAIR/RRF	900	10/15/2009
20061720	OTHER	500	07/20/2006
20051068	REPAIR/RRF	2,000	01/18/2005
20020271	REMODEL	0	02/19/2002
20012647	REMODEL	0	12/13/2001
20011102	H/AC	0	05/15/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/0217	12/01/2021	WD	Q	I	01	315,000
GRANTOR: FERRELL KATIE A						
GRANTEE: AMELIA 9 LLC						
1922/1812	6/12/2014	WD	Q	I	02	154,000
GRANTOR: HUNTER WINNIE G						
GRANTEE: FERRELL KATIE A						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W6 FSP=[YR=2009] N16 W14 S16 E14\$ W14 N22 W15 S47 E14 FOP=[YR=1993] S4 E8 N4 W8\$ E21 N25\$ PTR= E10N25 UDG=[YR=1993] E14 S20 W14 N20 \$S25W10 \$.											