BLOCK 202 LOTS 1 2 7 8
CITY OF FDNA BEACH

TTP AMELIA LLC
95094 ARBOR LN
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1800-0202-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

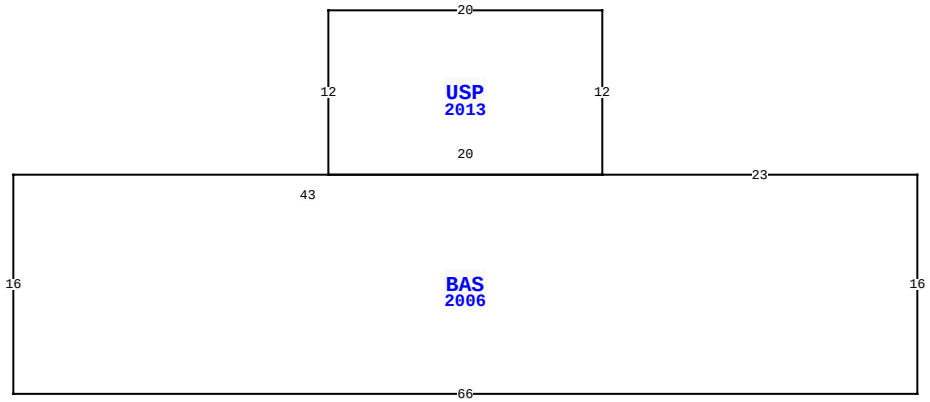
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,056 | 100 | 1,056 | 28,274 |
| USP | 240 | 50 | 120 | 3,213 |
| TOTALS | 1,296 | | 1,176 | 31,487 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,176 | 119.0000 | 89.25 | 104,958 | 1995 | 1995 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 94+ – 0% - 2023 Heated Area: 1056 HX Base Yr




1467 S 5TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/18/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 31,487 |
| TOTAL MARKET OB/XF VALUE | 2,071 |
| TOTAL LAND VALUE - MARKET | 260,000 |
| TOTAL MARKET VALUE | 293,558 |
| SOH/AGL Deduction | 10,199 |
| ASSESSED VALUE | 283,359 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 283,359 |
| TOTAL JUST VALUE | 293,558 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 257,599 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P11516 | OTHER | 0 | 09/01/2006 |
| MH060097 | MH MOVE-ON | 0 | 01/01/2006 |
| MHA96042 | MH MOVE-ON | 0 | 12/01/1996 |
| 8733 | MH MOVE-ON | 7,000 | 11/08/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2542/0565 | 2/25/2022 | WD | Q | I | 01 | 320,000 |
| GRANTOR: POPE SHIRLEY G UNREMA | | | | | | |
| GRANTEE: TTP AMELIA LLC | | | | | | |
| 2499/0994 | 9/18/2021 | QC | U | I | 11 | 100 |
| GRANTOR: POPE CLIFFORD W SR | | | | | | |
| GRANTEE: POPE CLIFFORD W SR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W23 USP=[YR=2013] N12 W20 S12 E20$ W43 S16 E66 N16$.

## 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 | 1242 | WD DECK A | 0 | 0 | 12 | 12 | 144.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 27 | 389 | |
| 2 | 0681 | POLE SHED | 0 | 0 | 9 | 12 | 108.00 | SF | 15.00 | 15.00 | 100 | 2008 | 2008 | 3 | 52 | 842 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 8 | 80.00 | SF | 30.00 | 30.00 | 100 | 2008 | 2008 | 3 | 35 | 840 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,071

| 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 | 000102 | C | SFR/MH | 0 | | RM | 200.00 | 100.00 | 200.00 | FF | | 1.00 | 1.00 | 0.80 | 1,000.00 | 800.00 | 160,000 | | | | | | | |
| 2 | 000102 | C | SFR/MH | 0 | | RM | 200.00 | 100.00 | 200.00 | FF | | 1.00 | 1.00 | 0.50 | 1,000.00 | 500.00 | 100,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 08/06/2024 BY SYS