LOT 44
IN OR 1554/1540
ESMT PT OR 1521/1562

STEADMAN SCOTT & PAMELA
85060 APOKA COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0044-0000

BUILDING CHARACTERISTICS

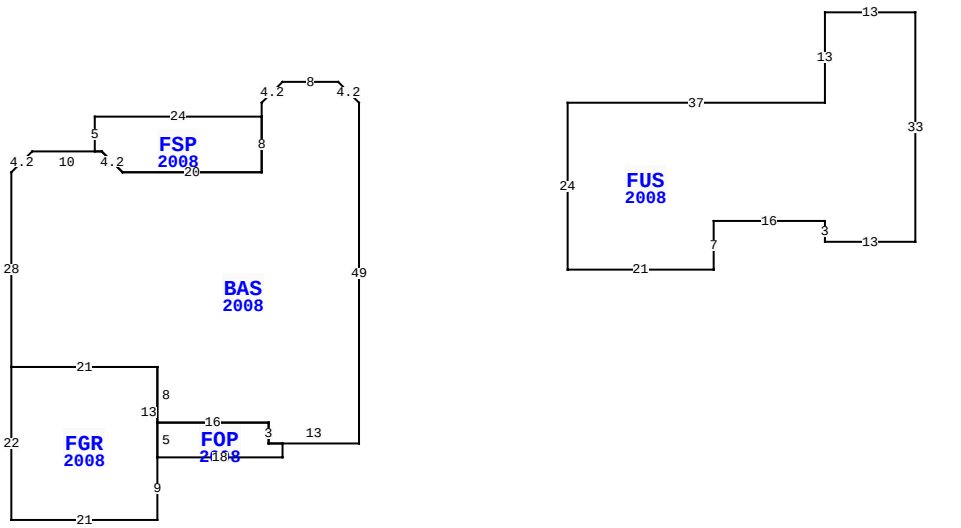
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100	1,883	234,011
FGR	462	55	254	31,566
FOP	84	30	25	3,107
FSP	185	40	74	9,197
FUS	1,205	100	1,205	149,752
TOTALS	3,819		3,441	427,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,441	106.9040	133.63	459,821	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2009 Heated Area: 3088 HX Base Yr 2009



85060 APOKA CT, FERNANDINA BEACH

BLD DATE	07/31/2008 RK	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		427,634
TOTAL MARKET OB/XF VALUE		6,145
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		508,779
SOH/AGL Deduction		250,882
ASSESSED VALUE		257,897
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,897
TOTAL JUST VALUE		508,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20120	ELEC OTHER	2,000	10/01/2007
M13335	MECH OTHER	0	10/01/2007
C20424	CO ISSUED	0	08/01/2007
P12677	OTHER	0	08/01/2007
R10655	REPAIR/RRF	5,750	08/01/2007
B20424	NEW CONSTR	271,580	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/1540	3/10/2008	WD	Q	I		311,000

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: STEADMAN SCOTT & PA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] U3 L3 W8 D3 L3 S2 FSP=[YR=2008] W24 S5E1 D3 R3 E20 N8 $ S8 W20 U3 L3 W10 D3 L3 S28 FGR=[YR=2008] S22 E21 N9 FOP=[YR=2008] E18 N2 W2 N3 W16 S5 $ N13 W21 $ E21 S8 E16 S3 E13 N49 $ PTR= E30 FUS=[YR=2008] E37 N13 E13 S33 W13 N3 W16 S7 W21 N24 $ W30 $.

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	2008	2008	3	92	3,220	
2	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	2008	2008	3	89	2,925	

LAND DESCRIPTION

TOTAL OB/XF 6,145

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	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS