

AMH ROMAN TWO FL LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

25-2N-28-0550-0126-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4041.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,2171002,217271,103

FGR4205523128,248

FOP4030121,467

FOP14430435,258

TOTALS2,8212,503306,076

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0900012,503108.0960135.12338,205200420040009.5090.50

1 SNGL FAM - 0% - 0Heated Area: 2217HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/08/2024MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE306,076

TOTAL MARKET OB/XF VALUE11,003

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE392,079

SOH/AGL Deduction70,563

ASSESSED VALUE321,516

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE321,516

TOTAL JUST VALUE392,079

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE368,646

PERMIT NUMDESCRIPTIONAMTISSUED

B0412466NEW CONSTR156,81103/01/2004

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE

2032/03283/07/2016CTUII18175,000

GRANTOR: CLERK OF COURT

GRANTEE: AMH ROMAN TWO FL LL

1769/158012/19/2011CTUII18100

GRANTOR: CLERK OF COURT

GRANTEE: WELLS FARGO BANK NA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FOP=[YR=2004] N8 W18 S8 E18\$ W33 S37
FGR=[YR=2004] S20 E21 N20 W21\$ E21 S11 E10 FOP=[YR=2004] S4
E10 N4 W10\$ E20 N48\$.

EXTRA FEATURES

23800 FLORA PARKE BLVD, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100200420043883,080

20811CONCRETE B0000680.00SF5.205.20100200420043842,970

30476VF 6 SBPL0000160.00LF32.0032.00100200620063693,533

40810CONCRETE A0001220240.00SF6.506.50100201020103911,420

LAND DESCRIPTION

TOTAL OB/XF11,003

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CSFR0PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE01/06/2023BYDJATotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS