

LOT 17
 AMELIA BAY ESTATES PB 7/4
 ESMT PT OR 1397/1057

MELORE DANIEL GERARD/FARRELL MICHELLE LEIGH
 95016 AUBREY CT
 FERNANDINA BEACH, FL 32034

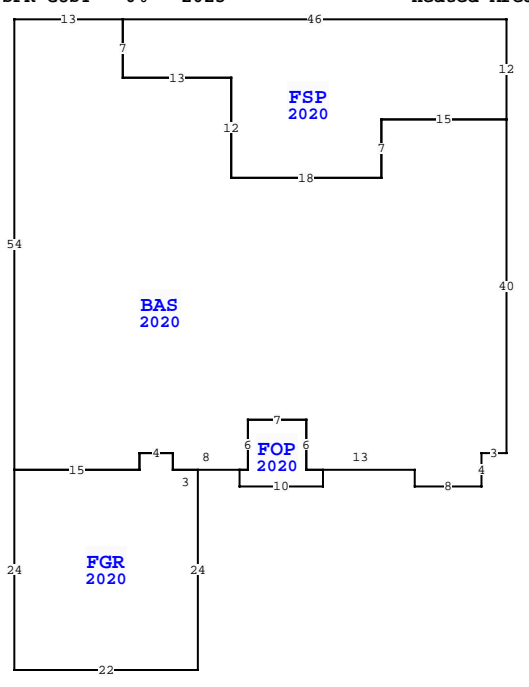
2024

32-2N-28-005A-0017-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	13	LVT/LAMNT	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		1.	1. 100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4008.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,533	100	2,533
FGR	536	55	295
FOP	62	30	19
FSP	613	40	245
TOTALS	3,744		3,092
			644,021

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 0%	- 2023								
Heated Area: 2533						HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			644,021
TOTAL MARKET OB/XF VALUE			40,322
TOTAL LAND VALUE - MARKET			155,000
TOTAL MARKET VALUE			839,343
SOH/AGL Deduction			162,644
ASSESSED VALUE			676,699
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			676,699
TOTAL JUST VALUE			839,343
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			615,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005670	SWIM POOL	28,700	08/01/2020
C1904807	CO ISSUED	0	04/15/2020
B1904807	NEW CONSTR	357,162	09/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2572/1046	6/22/2022	WD Q	Q	I	01	875,000
GRANTOR: GRIFFIS BRANDON K & A						
GRANTEE: MELORE DANILE G & M						
2188/1964	4/06/2018	WD Q	Q	V	01	50,000
GRANTOR: 16B SOUTHERN OAKS LLC						
GRANTEE: GRIFFIS BRANDON K &						

EXTRA FEATURES																	
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	0810	CONCRETE A	0	0	35	4	140.00	SF	6.50	6.50	100	2020	2020	3	99	901	
2	0811	CONCRETE B	0	0	0	0	2,122.00	SF	5.20	5.20	100	2020	2020	3	99	10,924	
3	0866	POOL FIBER	0	0	24	11	264.00	SF	72.00	72.00	100	2020	2020	3	90	17,107	
4	0855	CONC PAVER	0	0	0	0	445.00	SF	10.00	10.00	100	2020	2020	3	99	4,406	
5	0462	ST/AL FNC	0	0	144	0	720.00	SF	10.00	10.00	100	2020	2020	3	93	6,696	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/12/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2020] W46 BAS=[YR=2020] W13 S54 FGR=[YR=2020] S24 E22 N24 W3 N2 W4 S2 W15\$ E15 N2 E4 S2 E8 FOP=[YR=2020] S2 E10 N2 W2 N6 W7 S6 W1\$ E1 N6 E7 S6 E13 S2 E8 N4 E3 N40 W15 S7 W18 N12 W13 N7\$ S7 E13 S12 E18 N7 E15 N12\$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000116	C	SFR MARSH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	155,000.00	155,000.00	155,000								