

LOTS E & 3 IN OR 2218/1384
(EX UTILITY ESMT IN
IN OR 1866/946

GOULD JEFFREY B
1711 COTSWOLD DR
ORLANDO, FL 32825

2024

39-2N-28-5020-000E-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 70
Exterior Wall	19 COMMON BRK 30
Roof Structur	04 WOOD TRUSS 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floo	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	9 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	10 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

Quality 06 Quality Level 06

DOR CODE 1720 MEDICAL OFFICE

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100	1,958	373,713
BAS	376	100	376	71,765
CAN	90	30	27	5,153
FST	88	50	44	8,398
FUS	430	100	430	82,072
SFB	416	80	333	63,558

TOTALS 3,358 3,168 604,660

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	0920	CWALL-WD/M	0	0	0	0	28.00	LF	390.00	390.00	100	2004	2004	3	22	2,402	
2	0803	ASPHALT C	0	0	0	0	6,372.00	SF	2.00	2.00	100	2004	2004	3	54	6,882	
3	0810	CONCRETE A	0	0	0	0	497.00	SF	6.50	6.50	100	2004	2004	3	84	2,714	
4	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2004	2004	3	100	1,500	
5	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2004	2004	3	88	220	
6	0855	CONC PAVER	0	0	0	0	308.00	SF	10.00	10.00	100	2012	2012	3	93	2,864	
7	0351	CARPORT MT	0	0	20	18	360.00	SF	5.90	5.90	100	2019	2019	3	86	1,827	
8	0425	CL FNC 8'	0	0	0	0	48.00	LF	10.65	10.65	100	2019	2019	3	95	486	
9	0446	BOX FNC 6'	0	0	0	0	124.00	LF	20.00	20.00	100	2019	2019	3	86	2,133	
10	0446	BOX FNC 6'	0	0	0	0	32.00	LF	20.00	20.00	100	2019	2019	3	86	550	

LAND DESCRIPTION

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	001901	C	MEDICAL OF	0		CN	0.00	0.00	20,250.00	SF		1.00	1.00	1.00	10.00	10.00	202,500							

REVIEW DATE 05/22/2020 BY KK

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1721	04	3,168	140.2565	227.22	719,833	2004	2004	0	0	0	16.00	84.00	0
1 MDL OFFICE - 0% - 0 Heated Area: 3097 HX Base Yr													

474256 SR 200, FERNANDINA BEACH

BLD DATE 05/22/2020 KK LGL DATE 05/22/2020 KK

XF DATE 05/22/2020 KK LAND DATE 05/22/2020 KK

INC DATE AG DATE

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3	0810	CONCRETE A	0	0	0	0	497.00	SF	6.50	6.50	100	2004	2004	3	84	2,714	
4	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2004	2004	3	100	1,500	
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TOTAL OB/XF 21,578

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REVIEW DATE 05/22/2020 BY KK Total Acres: 0.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500

NASSAU COUNTY PROPERTY PAGE 1 of 2 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		604,660
TOTAL MARKET OB/XF VALUE		23,288
TOTAL LAND VALUE - MARKET		202,500
TOTAL MARKET VALUE		830,448
SOH/AGL Deduction		314,085
ASSESSED VALUE		516,363
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		516,363
TOTAL JUST VALUE		830,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		848,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009122	REMODEL	12,500	12/13/2018
B0311427	NEW CONSTR	212,610	07/01/2003

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2218/1384	8/17/2018	WD	U	I	30	480,000

GRANTOR: AMELIA HOME HEALTH SE

GRANTEE: GOULD JEFFREY B

1866/0946 6/21/2013 WD Q I 02 685,000

GRANTOR: TITCOMB ERIC L & H WI

GRANTEE: AMELIA HOME HEALTH

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2005] W26 BAS=[YR=2005] W10 FST=[YR=2004] W4
BAS=[YR=2004] W21 S48 E21 CAN=[YR=2005] E18 N5 W18 S5\$ N5
E18 S5 E22 N26 W40 N22\$ S22 E4 N22\$ S22 E36 N6 W26 N16\$ S16
E26 N16\$ PTR= N15 W15 FUS=[YR=2013] W3 N5 W11 S5 W4 N5 W6
N12 E3 N3 E3 S7 E4 N6 E11 N4 E4 S4 E4 S14 W5 S5\$ E15 S15\$.

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