LOTS 5 & 6
AMELIA MARSH SUB PB 4/104

AUTERI PAUL
2034 RUSSELL RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0080-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

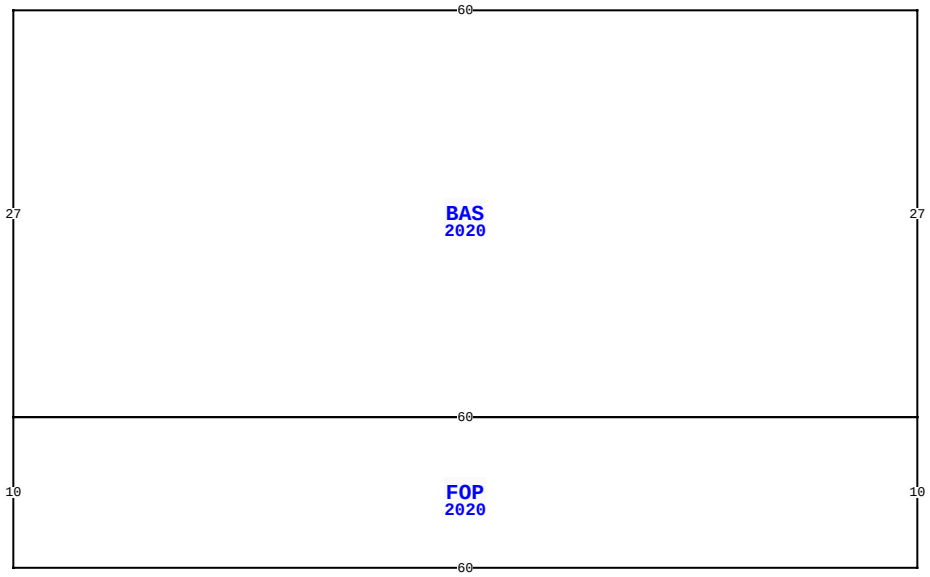
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2020	1,620	161,565
FOP	600	30	2020	180	17,952
TOTALS	2,220			1,800	179,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,800	112.5000	101.25	182,250	2020	2020	0	0	0	1.50	98.50

2 SFR MODULR – 100% - 2024 Heated Area: 1620 HX Base Yr 2024



2034 RUSSELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		196,171
TOTAL MARKET OB/XF VALUE		15,225
TOTAL LAND VALUE - MARKET		351,000
TOTAL MARKET VALUE		562,396
SOH/AGL Deduction		179,975
ASSESSED VALUE		382,421
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		326,699
TOTAL JUST VALUE		562,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005120	N RAD 502	110,455	05/12/2025
20003474	PORCH	14,490	04/23/2020
20003475	ADDITION	27,820	04/23/2020
20001587	CO ISSUED	0	02/21/2020
B1911093	MH MOVE-ON	0	10/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/1179	9/14/2022	WD	Q	I	01	474,900
GRANTOR: KNIGHT RICHARD P & RE						
GRANTEE: AUTERI PAUL & MARJO						
2450/1972	4/05/2021	QC	U	V	11	32,500
GRANTOR: NIX BILLY J						
GRANTEE: KNIGHT RICHARD P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S27 FOP=[YR=2020] S10 E60 N10 W60 $ E60 N27 $.

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	0812	CONCRETE C	0	100	0	0	3,000.00	SF	4.00	4.00	100	2024	2020		98	11,760	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2020		99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 15,225

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	000100	C	RES	100		RSF-2	90.00	250.00	90.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	175,500							
2	000100	C	RES	100		RSF-2	90.00	250.00	90.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	175,500							

REVIEW DATE 07/25/2024 BY KBA Total Acres: 0.00 Total Land Value: 351,000 Market: 0 Agricultural: 0 Common: 351,000 PRINTED 07/30/2025 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	01	NONE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

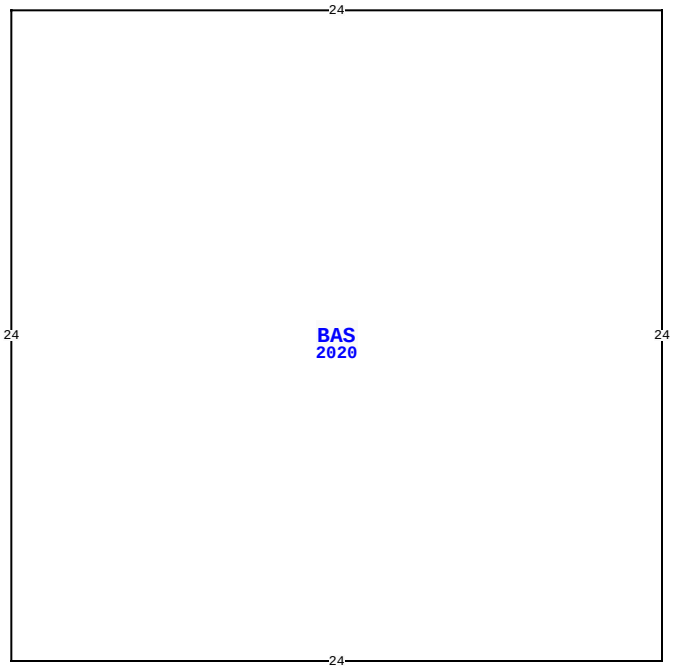
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2020	576	16,655
TOTALS	576			576	16,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	81.4000	30.12	17,349	2020	2020	0	0	0	4.00	96.00

3 GARAGE RES – 100% - 2024 Heated Area: 576 HX Base Yr 2024



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GRANTOR: NIX BILLY J						
GRANTEE: KNIGHT RICHARD P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S24 E24 N24 $.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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

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