

LOT 4
IN OR 2118/1024
RIVER OAKS OF AMELIA PB 5/407

COONROD ANNE T
3017 RIVERSIDE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0560-0004-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	02
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NEIGHBORHOOD/LOC	2024.00
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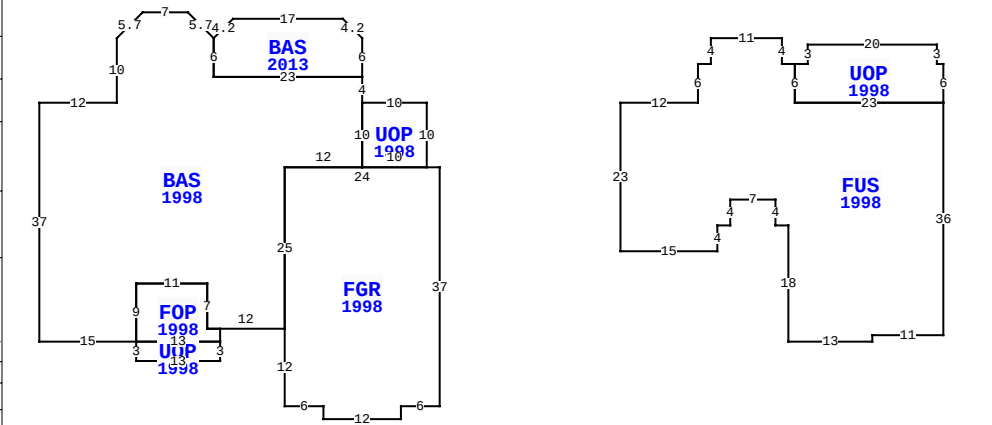
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100	1998	1,689	241,692
BAS	198	100	2013	198	28,333
FGR	912	55	1998	502	71,835
FOP	103	30	1998	31	4,436
FUS	1,537	100	1998	1,537	219,941
UOP	39	20	1998	8	1,145
UOP	100	20	1998	20	2,862
UOP	198	20	1998	40	5,724

TOTALS	4,776			4,025	575,968
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EXTRA FEATURES	
L N	OB/XF CODE
1	0504
2	0810
3	0810
4	0300
5	1242
6	1242

LAND DESCRIPTION	
L N	USE CODE
1	000116

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,025	104.1040	164.48	662,032	1998	1998	0	0	0 13.00	87.00
1 SFR CUST - 100% - 1999											
Heated Area: 3424											
HX Base Yr 1999											



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

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	80	1,600	
2	0810	CONCRETE A	0 100	0	0	4,044.00	SF	6.50	6.50	100	1998	1998	3	73	19,189	
3	0810	CONCRETE A	0 100	0	0	88.00	SF	6.50	6.50	100	1998	1998	3	73	418	
4	0300	BOAT DCK W	0 100	0	0	1,350.00	SF	40.00	40.00	100	1998	1998	3	25	13,500	
5	1242	WD DECK A	0 100	24	4	96.00	SF	10.00	10.00	100	1998	1998	3	20	192	
6	1242	WD DECK A	0 100	0	0	475.00	SF	10.00	10.00	100	2005	2005	3	22	1,045	

TOTAL OB/XF																35,944
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
1	000116	C	RES MARSH	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				575,968	
TOTAL MARKET OB/XF VALUE				35,944	
TOTAL LAND VALUE - MARKET				400,000	
TOTAL MARKET VALUE				1,011,912	
SOH/AGL Deduction				487,445	
ASSESSED VALUE				524,467	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				473,745	
TOTAL JUST VALUE				1,011,912	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				984,111	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804641	NEW CONSTR	250,000	02/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2119/0211	5/06/2017	QC	U	I	11
GRANTOR: TAYLOR CHARLES C SUCC					
GRANTEE: COONROD ANNE T					
2118/1024	5/05/2017	TD	U	I	11
GRANTOR: COONROD ANNE T TRUSTE					
GRANTEE: COONROD ANNE T					

BUILDING NOTES	
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BUILDING DIMENSIONS	
UOP=[YR=1998] W10 BAS=[YR=1998] N4 BAS=[YR=2013] N6 U3 L3 W17 D3 L3 S6 E23\$ W23 N6 U4 L4 W7 L4 D4 S10 W12 S37 E15 UOP=[YR=1998] S3 E13 N3 FOP=[YR=1998] N2 W2 N7 W11 S9 E13\$ W13\$ N9 E11 S7 E12 FGR=[YR=1998] S12 E6 S2 E12 N2 E6 N37 W24 S25\$ N25 E12 N10\$ S10 E10 N10\$ PTR=E30 FUS=[YR=1998] E12 N6 E2 N4 E11 S4 E2UOP=[YR=1998] E2 N3 E20 S3 E1 S6 W23N6 \$ S6 E23 S36 W11 S1 W13 N18W2 N4 W7 S4 W2 S4 W15 N23 \$ W30 \$.	