

BLK 2 LOT 7 & PT LOT 8
IN OR 2511/861
SHEFFIELD SUB PBK 2/43

WARREN BRITNI D &/HATFIELD CALEB WYATT
769 OLD AMELIA AV
FERNANDINA BEACH, FL 32034

2025

00-00-30-0620-0002-0070



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	09	PINE WOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	884	100
BAS	80	100
FSP	84	40
TOTALS	1,048	998

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	998	116.4240	116.42	116,187	1943	2000	0	0	0	11.75	88.25
1 SINGLE FAM - 100% - 2014 Heated Area: 964 HX Base Yr 2014												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	884	100	1993	884	90,822							
BAS	80	100	2003	80	8,220							
FSP	84	40	1993	34	3,493							
TOTALS	1,048			998	102,535							

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		102,535	
TOTAL MARKET OB/XF VALUE		250	
TOTAL LAND VALUE - MARKET		171,000	
TOTAL MARKET VALUE		273,785	
SOH/AGL Deduction		175,849	
ASSESSED VALUE		97,936	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		47,214	
TOTAL JUST VALUE		273,785	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,213	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R992026	REPAIR/RRF	0	10/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2511/0861	11/04/2021	QC	U	I	11	100	
GRANTOR: WARREN BRITNI D & PAU							
GRANTEE: WARREN BRITNI D & C							
1881/1707	9/26/2013	WD	Q	I	02	130,000	
GRANTOR: PMR LLC							
GRANTEE: WARREN BRITNI D & P							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=2003] W8 BAS=[YR=1993] W16 S44 E9 FSP=[YR=1993] S7 E12 N7 W12\$ E13 N30 W6 N14\$ S10 E8 N10\$.							

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
1	0810	CONCRETE A	0 100	27	4	108.00	SF	6.50	6.50	100	1960	1960
2	1242	WD DECK A	0 100	0	0	24.00	SF	10.00	10.00	100	2002	2002
3	0810	CONCRETE A	0 100	3	4	12.00	SF	6.50	6.50	100	2002	2002
TOTAL OB/XF 250												

LAND DESCRIPTION										TOTAL OB/XF										250									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	95.00	105.00	95.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	171,000												