LOT 107
ISLE DE MAI AT AMELIA PB 7/12

MOCK JAMES E JR REVOCABLE TRUST/MOCK JAMES E JR TR
2978 PRINCESS AMELIA CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0107-0000

BUILDING CHARACTERISTICS

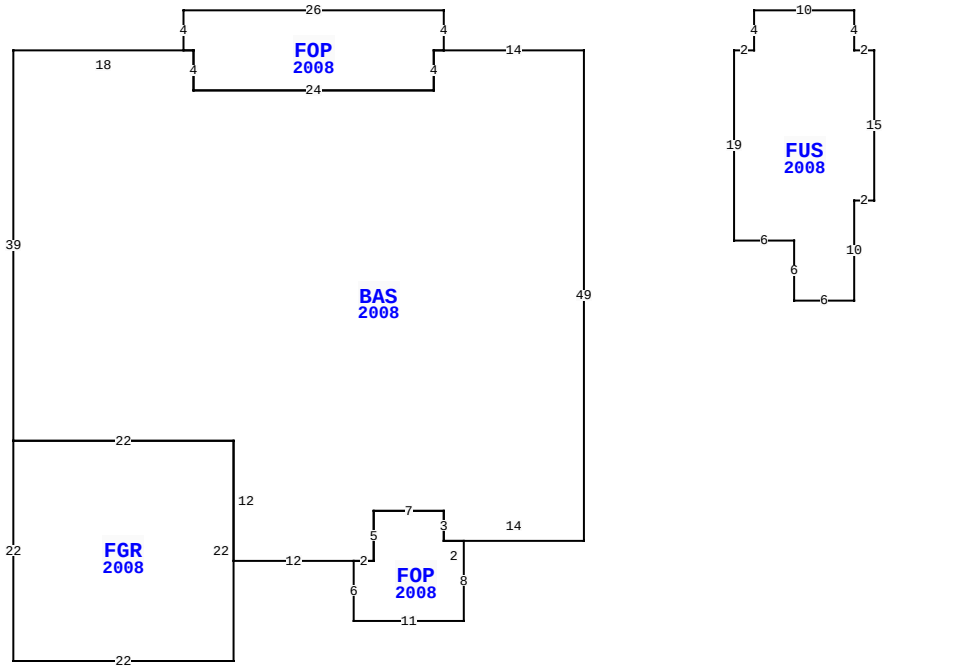
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2008	2,484	404,129
FGR	484	55	2008	266	43,276
FOP	105	30	2008	32	5,206
FOP	200	30	2008	60	9,761
FUS	334	100	2008	334	54,340
TOTALS	3,607			3,176	516,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,176	101.7520	176.84	561,644	2008	2008	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2025 Heated Area: 2818 HX Base Yr 2025



2978 PRINCESS AMELIA CT, FERNANDINA BEACH

BLD DATE	09/17/2008 DJ	LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	516,712
TOTAL MARKET OB/XF VALUE	17,544
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	684,256
SOH/AGL Deduction	106,457
ASSESSED VALUE	577,799
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	527,077
TOTAL JUST VALUE	684,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	661,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081027	H/AC	7,300	06/18/2008
20080984	OTHER	1,480	06/10/2008
20080417	ELEC OTHER	2,100	03/19/2008
20080394	OTHER	8,050	03/17/2008
20080331	NEW CONSTR	250,000	03/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2737/326	7/16/2024	WD	U	I	16	400,000
GRANTOR: MOCK JAMES E JR						
GRANTEE: MOCK JAMES E JR REV						
2692/648	2/01/2024	TD	U	I	11	100
GRANTOR: MOCK JAMES E JR SUCCE						
GRANTEE: MOCK JAMES E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 FOP=[YR=2008] N4 W26 S4 E1 S4 E24 N4 E1$ W1 S4 W24 N4 W18 S39 FGR=[YR=2008] S22 E22 N22 W22$ E22 S12 E12 FOP=[YR=2008] S6 E11 N8 W2 N3 W7 S5 W2$ E2 N5 E7 S3 E14 N49$ PTR=E15 FUS=[YR=2008] E2 N4 E10 S4 E2 S15 W2 S10 W6 N6 W6 N19$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0855	CONC PAVER	0	100	28	4	112.00	SF	10.00	10.00	100	2008	2008	3	88	986	
3	0855	CONC PAVER	0	100	0	0	573.00	SF	10.00	10.00	100	2008	2008	3	88	5,042	
4	0462	ST/AL FNC	0	100	305	0	1,220.00	SF	10.00	10.00	100	2008	2008	3	48	5,856	
5	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2008	2008	3	72	648	
6	0855	CONC PAVER	0	100	30	16	480.00	SF	7.00	7.00	100	2016	2016	3	95	3,192	

LAND DESCRIPTION

TOTAL OB/XF 17,544

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 11/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS