

SHIFFLETT ELLIS M & LESLIE
609 AMELIA CIR
FERNANDINA BEACH, FL 32034

00-00-31-1385-0018-0000



BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 10002DIST FB 10000NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC1007.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,35310019931,353125,389FGR48355199326624,652FOP64301993191,761TOTALS1,9001,638151,802EXTRA FEATURESBLDOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES10810CONCRETE A0100001,230.00SF6.506.50100198819883524,15720500FP-PRE FAB0100001.00UT3,500.003,500.00100198819883622,17031242WD DECK A01001210120.00SF10.0010.0010019881988320240

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEBYECONFNCTNORM% COND010011,638110.0000110.00180,180198819900015.7584.25Heated Area: 1353HX Base Yr 2018BAS1993FGR1993FOP1993

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARDTax Group: 2Tax Dist:BUILDING MARKET VALUE151,802TOTAL MARKET OB/XF VALUE6,567TOTAL LAND VALUE - MARKET225,000TOTAL MARKET VALUE383,369SOH/AGL Deduction166,940ASSESSED VALUE216,429TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE165,707TOTAL JUST VALUE383,369NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE376,476SALES DATAOFF RECORD NumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE1919/10625/27/2014WDQI01190,000GRANTOR: KELLER DEBRA A & STAFGRANTEE: SHIFFLETT ELLIS MIC1026/091112/21/2001WDQI124,500GRANTOR: KUNTZ MARY RUTHGRANTEE: KELLER DEBRA A & STBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W58 S13 FGR=[YR=1993] S21 E23 N21 W23 \$ E23 S15 E12 FOP=[YR=1993] S6 E9 N8 W4 D2 L2 W3 \$ E3 U2 R2 E4 S8 E14 N34 \$.

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES1000006R-175.00113.001.00LT1.001.001.00225,000.00225,000.00225,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 225,000Market: 0Agricultural: 0Common: 225,000PRINTED 07/30/2025 BY SYS