

S 10 FT OF LOT 43 & ALL OF
LOT 44 IN OR 2074/1710
ESMT OR 1448/234

OCEANS AMELIA LLC
1431 RIVERPLACE BLVD APT 3504
JACKSONVILLE, FL 32207

2025

00-00-31-1460-0043-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	10	TERRAZZO 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Story Height	0	100
RMS	0	100
Units	6	100
BUD8 Adjustme	02	DIST FB 100

Quality	05	Quality Level 05
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,186	100	1993	2,186	393,453
FUS	2,412	100	1993	2,412	434,130
UOP	593	20	1993	119	21,418
UOP	670	20	1993	134	24,119
TOTALS	5,861			4,851	873,119

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	
2	0810	CONCRETE A	0	0	0	0	595.00	SF	6.50	6.50	
3	0415	BEACHWALK	0	0	4	162	648.00	SF	5.75	5.75	
4	1242	WD DECK A	0	0	0	0	357.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000820	C	APARTMENTS	0	0004	C-1	85.00	200.00	21,344.00	SF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0302	03	4,851	122.4000	211.75	1,027,199	1946	2000	0	0	0	15.00	85.00	
1 APART/LUX - 0% - 0 Heated Area: 4598 HX Base Yr													
10 16 7 11 6 7 40 67 32 67 32 UOP 1993 BAS 1993 10 36 67 67 36 67 UOP 1993 FUS 1993													

1990 S FLETCHER AVE, FERNANDINA BEACH				BLD DATE		07/11/2017		KK		LGL DATE		04/21/2025	DC
				XF DATE						LAND DATE			
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
120.00	SF	10.00	10.00	100	2016	2016	3	70	840				
595.00	SF	6.50	6.50	100	1980	1980	3	30	1,160				
648.00	SF	5.75	5.75	100	2016	2016	3	70	2,608				
357.00	SF	10.00	10.00	100	1990	1990	3	20	714				

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					873,119				
TOTAL MARKET OB/XF VALUE					5,322				
TOTAL LAND VALUE - MARKET					1,600,800				
TOTAL MARKET VALUE					2,479,241				
SOH/AGL Deduction					695,822				
ASSESSED VALUE					1,783,419				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,783,419				
TOTAL JUST VALUE					2,479,241				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					2,152,503				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012461	REPAIR/RRF	48,000	11/12/2001
B969708	ADDITION	2,000	03/28/1996
6789	REPAIR/RRF	7,000	10/28/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2074/1710	9/28/2016	WD	Q	I	02	750,000	
GRANTOR:TITCOMB EARL F SR TRU							
GRANTEE:OCEANS AMELIA LLC							
1007/0375	9/10/2001	QC	Q	I	06	100	
GRANTOR:TITCOMB EARL F & LUCY							
GRANTEE:TITCOMB EARL F SR T							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W67 S10 BAS=[YR=1993] S32 E67 N32 W40 N7 W06 S7 W21 \$ E16 N7 E11 S7 E40 N10 \$ PTR= E15 UOP=[YR=1993] E67 S10 FUS=[YR=1993] S36 W67 N36 E67 \$ W67 N10 \$ W15 \$.									