

E100' OF W130' OF N105.5' OF
N211' OF OUT LOT 200
(S-3 & S-5) EX S-6 & S-7

KNIGHT PHILLIP & CHRISTIE
350 POTTERS MILL TRL
PONTE VEDRA, FL 32081

2025

00-00-31-1600-0200-0030



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 90			
Interior Floor	14	CARPET 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			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0800	MULTI-FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,209	100	2000	1,209	133,149
FEP	132	80	2000	106	11,674
FGR	300	55	2000	165	18,172
FOP	60	30	2000	18	1,983
TOTALS	1,701			1,498	164,978

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,498	125.1540	125.15	187,475	2000	2000	0	0	0	12.00	88.00

2 TOWNHOUSE - 0% - 2025

Heated Area: 1209

HX Base Yr

27

47

17

10

6

10

25

41

11

12

12

12

10

6

BAS
2000

FOP
2000

FGR
2000

FEP
2000

BLD DATE

XF DATE

LGL DATE

LAND DATE

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FEP	132	80	2000	106	11,674
FGR	300	55	2000	165	18,172
FOP	60	30	2000	18	1,983
PTO	60	5	2000	3	330
TOTALS	1,761			1,501	165,308

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0320	01	1,501	125.1540	125.15	187,850	2000	2000	0	0	0	12.00	88.00	
3 TOWNHOUSE - 0% - 2025 Heated Area: 1209 HX Base Yr													
5 12 5 PTO 2000 11 12 11 FEP 2000 25 12 25 FGR 2000 27 41 47 BAS 2000 6 10 6 FOP 2000 10 17													
940 S 17TH ST A&B, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY										2
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VALUATION SUMMARY										
VALUATION BY								STANDARD		
Tax Group: 2				Tax Dist:						
BUILDING MARKET VALUE								330,286		
TOTAL MARKET OB/XF VALUE								4,154		
TOTAL LAND VALUE - MARKET								80,000		
TOTAL MARKET VALUE								414,440		
SOH/AGL Deduction								0		
ASSESSED VALUE								414,440		
TOTAL EXEMPTION VALUE								0		
BASE TAXABLE VALUE								414,440		
TOTAL JUST VALUE								414,440		
NCON VALUE								0		
INCOME VALUE										
PREVIOUS YEAR MKT VALUE								399,836		