

LOT 43 EX S-1
IN OR 1045/1015
THE RESIDENCE @ AMELIA LANDING

BENDER DAVID P
2208 OFFSHORE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0043-0000



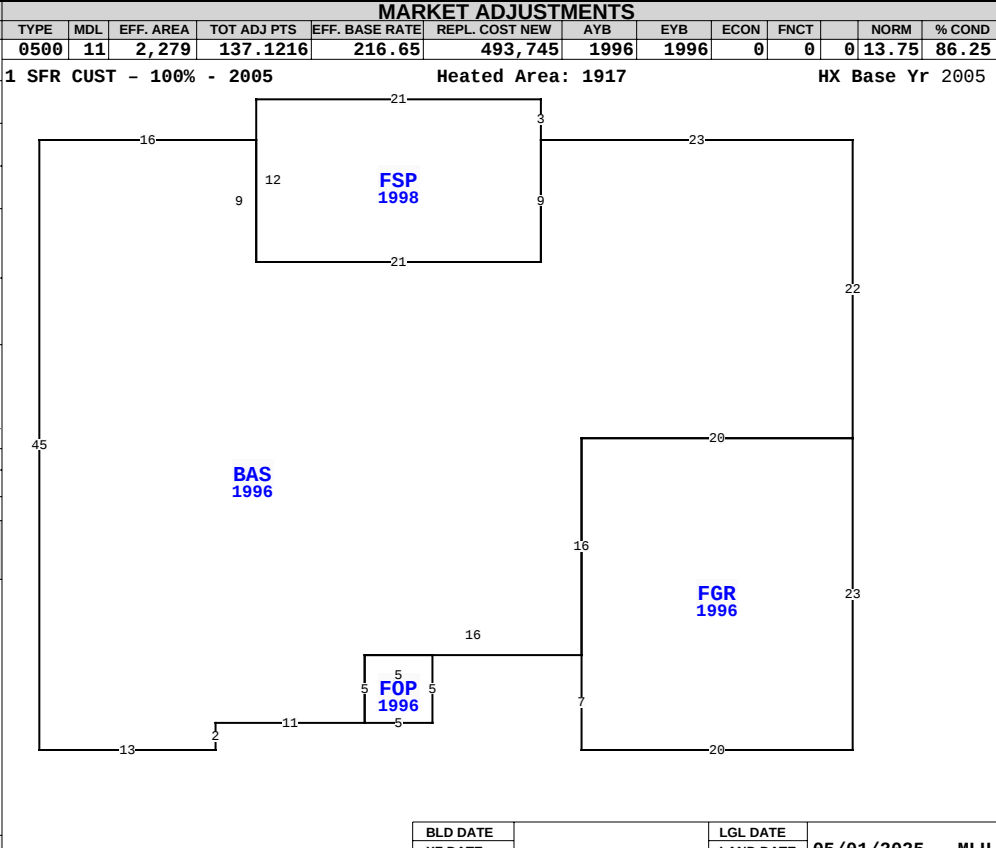
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,917	100	1996	1,917	358,212
FGR	460	55	1996	253	47,275
FOP	25	30	1996	8	1,495
FSP	252	40	1998	101	18,873
TOTALS	2,654			2,279	425,855

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	746.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0003	R-2	0.00	0.00	1.00	LT	



2208 OFF SHORE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/01/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	425,855		
TOTAL MARKET OB/XF VALUE	2,988		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	608,843		
SOH/AGL Deduction	330,945		
ASSESSED VALUE	277,898		
TOTAL EXEMPTION VALUE	55,722		
BASE TAXABLE VALUE	222,176		
TOTAL JUST VALUE	608,843		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	486,536		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983886	ADDITION	3,329	07/01/1998
B969555	NEW CONSTR	86,084	01/26/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1045/1015	3/25/2002	WD	Q	I	
GRANTOR: HARRISON FREDERICK C					SALE PRICE
GRANTEE: BENDER DAVID P & EL					202,000
0833/0470					145,000
GRANTOR: COLVIN BRYAN KEITH &					
GRANTEE: HARRISON FREDERICK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W23 FSP=[YR=1998] N3 W21 S12 E21 N9\$ S9 W21 N9 W16 S45 E13 N2 E11 FOP=[YR=1996] E5 N5 W5 S5\$ N5 E16 FGR=[YR=1996] S7 E20 N23 W20 S16 \$ N16 E20 N22\$.											