S 87'OF LOT 43 A/K/A 43-A
IN OR 881/1926
THE RESIDENCE @ AMELIA LANDING

ELLIS LINDA P
2218 OFF SHORE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0043-0010

BUILDING CHARACTERISTICS

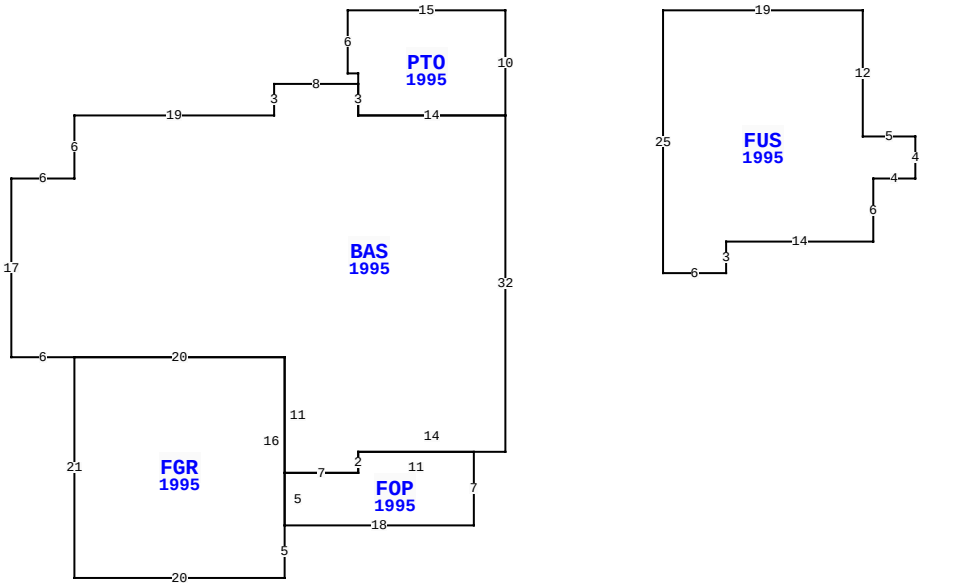
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,272	100	1995	1,272	250,420
FGR	420	55	1995	231	45,478
FOP	112	30	1995	34	6,693
FUS	462	100	1995	462	90,954
PTO	146	5	1995	7	1,378
TOTALS	2,412			2,006	394,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,006	144.8832	228.92	459,214	1995	1995	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2000 Heated Area: 1734 HX Base Yr 2000



2218 OFF SHORE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		394,924
TOTAL MARKET OB/XF VALUE		6,088
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		581,012
SOH/AGL Deduction		404,651
ASSESSED VALUE		176,361
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		120,639
TOTAL JUST VALUE		581,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B8845	NEW CONSTR	75,425	02/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0881/1926	5/06/1999	WD	Q	I		131,000
GRANTOR: LANIER MARTHA NELL						
GRANTEE: ELLIS ROBERT & LIND						
0761/1325	6/03/1996	WD	Q	I		120,000
GRANTOR: WILSON KEITH Z & MONI						
GRANTEE: LANIER JOHN C JR &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1995] W15 S6 E1 S1 BAS=[YR=1995] W8 S3 W19 S6 W6 S17 E6 FGR=[YR=1995] S21 E20 N5 FOP=[YR=1995] E18 N7 W11 S2 W7 S5 $ N16 W20 $ E20 S11 E7 N2 E14 N32 W14 N3 $ S3 E14 N10 $ PTR= E15 FUS=[YR=1995] E19 S12 E5 S4 W4 S6 W14 S3 W6 N25 $ 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	1995	1995	3	76	1,520	
2	0811	CONCRETE B	0	100	44	16	704.00	SF	5.20	5.20	100	1995	1995	3	68	2,489	
3	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	1995	1995	3	68	172	
4	1076	TRELLIS A	0	100	14	10	140.00	SF	7.50	7.50	100	1998	1998	3	20	210	
5	0751	UOP	0	100	16	10	160.00	SF	10.00	10.00	100	1998	1998	3	25	400	
6	1242	WD DECK A	0	100	5	7	35.00	SF	10.00	10.00	100	1998	1998	3	20	70	
7	0820	WOOD WALK	0	100	0	0	261.00	SF	11.75	11.75	100	1998	1998	3	40	1,227	

LAND DESCRIPTION

TOTAL OB/XF 6,088

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS