LOT 50 THE RESIDENCE @ AMELIA
LANDINGS #3 PB 5/251 &
PT OF LOT 10

FALLON ROBERT & DARYL
2219 OFFSHORE DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1651-0050-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

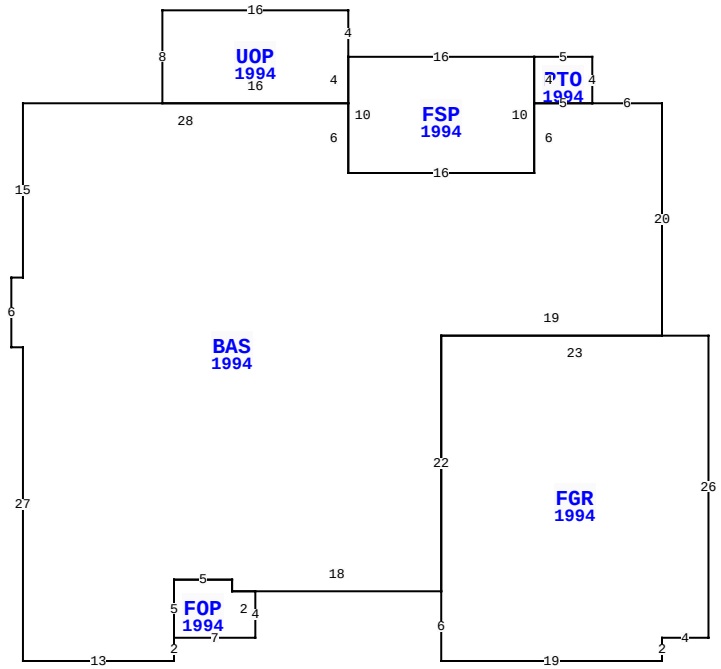
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 1,875 | 100 | 1994 | 1,875 | 364,506 |
| FGR | 636 | 55 | 1994 | 350 | 68,042 |
| FOP | 33 | 30 | 1994 | 10 | 1,944 |
| FSP | 160 | 40 | 1994 | 64 | 12,441 |
| PTO | 20 | 5 | 1994 | 1 | 195 |
| UOP | 128 | 20 | 1994 | 26 | 5,054 |
| TOTALS | 2,852 | | | 2,326 | 452,182 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,326 | 144.7538 | 228.71 | 531,979 | 1994 | 1994 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SFR CUST – 100% - 2018 Heated Area: 1875 HX Base Yr 2018




2219 OFF SHORE DR, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 452,182 |
| TOTAL MARKET OB/XF VALUE | | 9,033 |
| TOTAL LAND VALUE - MARKET | | 216,000 |
| TOTAL MARKET VALUE | | 677,215 |
| SOH/AGL Deduction | | 316,903 |
| ASSESSED VALUE | | 360,312 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 309,590 |
| TOTAL JUST VALUE | | 677,215 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 544,732 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8085 | NEW CONSTR | 87,900 | 01/06/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2112/0663 | 4/06/2017 | WD | Q | I | 01 | 379,000 |
| GRANTOR: GRIFFIN PHILIP H & JA | | | | | | |
| GRANTEE: FALLON ROBERT & DAR | | | | | | |
| 1034/1688 | 2/04/2002 | WD | Q | I | | 242,000 |
| GRANTOR: GRAY H MARK & WILLIAM | | | | | | |
| GRANTEE: GRIFFIN PHILIP H & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W6 PTO=[YR=1994] N4 W5 FSP=[YR=1994] W16 UOP=[YR=1994] N4 W16 S8 E16 N4 $ S10 E16 N10 $ S4 E5 $ W5 S6 W16 N6 W28 S15 W1 S6 E1 S27 E13 N2 FOP=[YR=1994] E7 N4 W2 N1 W5 S5 $ N5 E5 S1 E18 FGR=[YR=1994] S6 E19 N2 E4 N26 W23 S22 $ N22 E19 N20 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1994 | 1994 | 3 | 74 | 2,590 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,060.00 | SF | 4.00 | 4.00 | 100 | 1994 | 1994 | 3 | 66 | 2,798 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 24 | 3 | 72.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 66 | 309 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 36.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 66 | 154 | |
| 5 | 0858 | SCULP CONC | 0 | 100 | 0 | 0 | 272.00 | SF | 13.00 | 13.00 | 100 | 1995 | 1995 | 3 | 90 | 3,182 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,033

| 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 | | | | | | | |
| 2 | 000100 | C | RES | 100 | 0003 | R-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.20 | 180,000.00 | 36,000.00 | 36,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 216,000 Market: 0 Agricultural: 0 Common: 216,000 PRINTED 07/30/2025 BY SYS