

LOT 51
IN OR 2216/14
THE RESIDENCE @ AMELIA

BEDDINGTON LEONARD & DARLENE
2217 OFF SHORE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0051-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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

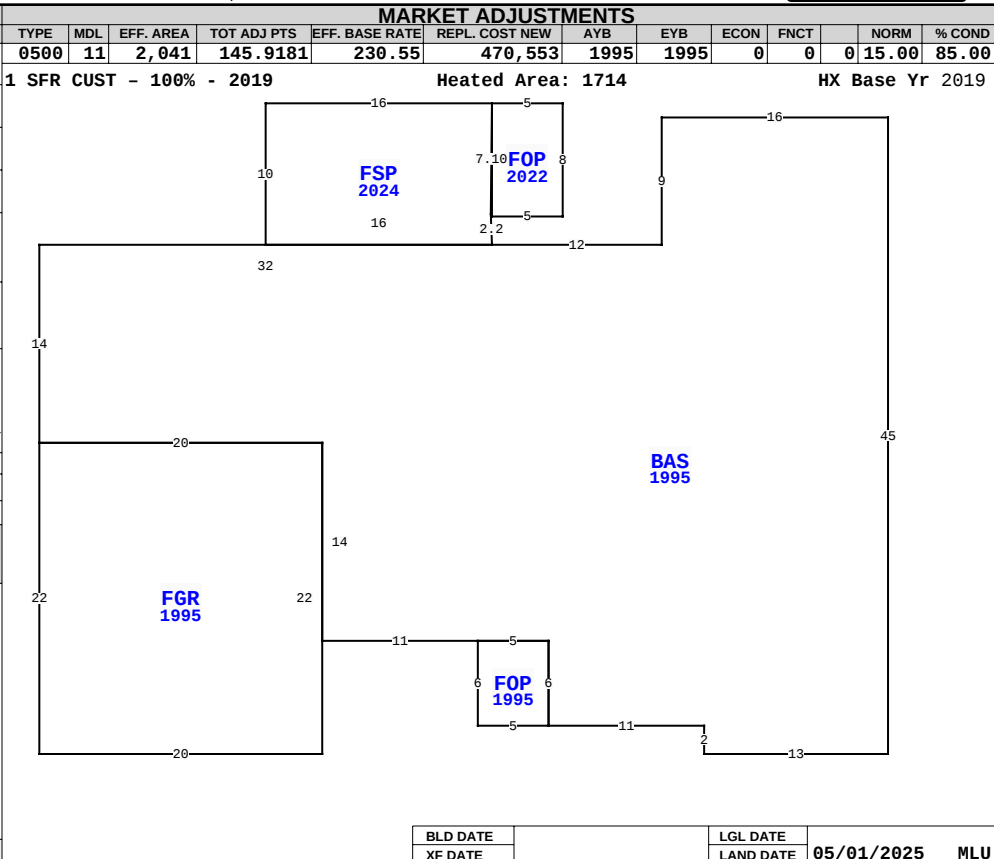
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,714	100	1995	1,714	335,889
FGR	440	55	1995	242	47,424
FOP	30	30	1995	9	1,764
FOP	40	30	2022	12	2,352
FSP	160	40	2024	64	12,542
TOTALS	2,384			2,041	399,970

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	43	688.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	19	57.00	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
1	000100	C	RES	100	0003	R-2	0.00	0.00	1.00	LT

REVIEW DATE 12/28/2022 BY TWA



2217 OFF SHORE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	05/01/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF										
										5,345

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			399,970
TOTAL MARKET OB/XF VALUE			5,345
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			585,315
SOH/AGL Deduction			249,359
ASSESSED VALUE			335,956
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			285,234
TOTAL JUST VALUE			585,315
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			469,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222585	XFOB	0	10/26/2022
20122531	ROOF	10,800	12/18/2012
B984340	REMODEL	7,600	09/28/1998
B969723	ADDITION	1,911	04/03/1996
B8961	NEW CONSTR	75,355	03/29/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2216/0014	7/30/2018	WD	Q	I	01
GRANTOR: OWEN BARRY N & DOROTH					
GRANTEE: BEDDINGTON LEONARD					
1306/1817	4/05/2005	WD	Q	I	
GRANTOR: BASSETT LOUIS C & SHA					
GRANTEE: OWEN BARRY N & DORO					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1995;ORIG=0,0] W16 S9 W12 W32 S14 E20 S14 E11 E5 S6 E11 S2 E13 N45 \$					
FGR=[YR=1995;ORIG=-60,23] S22 E20 N22 W20 \$					
FOP=[YR=2022;ORIG=-28,7] E5 N8 W5 S8 \$					
FOP=[YR=1995;ORIG=-29,37] S6 E5 N6 W5 \$					
FSP=[YR=2024;ORIG=-44,9] E16 U2.2L0.1 U7.10R0.1 W16 S10 \$					

OTHER ADJUSTMENTS AND NOTES										

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