LOT 52
IN OR 2091/579
THE RESIDENCE @ AMELIA

CHELLEMI DANIEL O &/LAVIN MARY CATHLEEN
2205 OFFSHORE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0052-0000

BUILDING CHARACTERISTICS

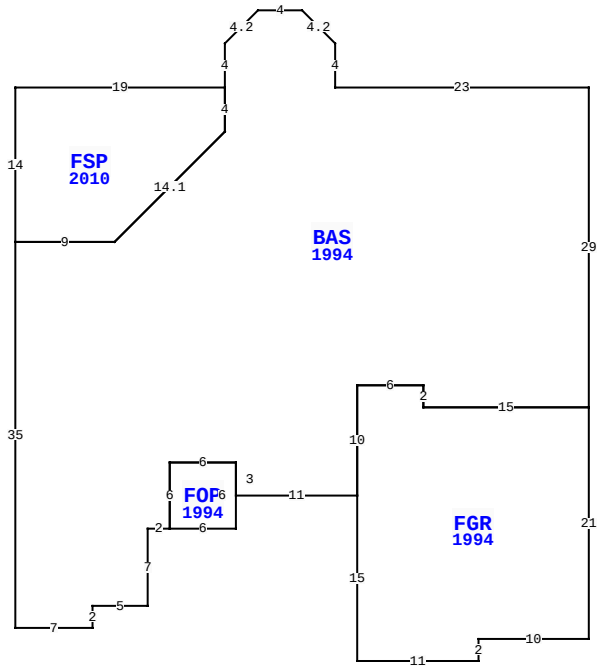
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,711	100	1994	1,711	329,365
FGR	475	55	1994	261	50,242
FOP	36	30	1994	11	2,118
FSP	216	40	2010	86	16,555
TOTALS	2,438			2,069	398,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,069	144.2364	227.89	471,504	1994	1994	0	0	0	15.53	84.47

1 SFR CUST – 100% - 2017 Heated Area: 1711 HX Base Yr 2017



2205 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		398,279
TOTAL MARKET OB/XF VALUE		5,988
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		584,267
SOH/AGL Deduction		276,319
ASSESSED VALUE		307,948
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,226
TOTAL JUST VALUE		584,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101233	H/AC	5,200	07/28/2010
8145	NEW CONSTR	87,750	02/16/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2091/0579	12/19/2016	TD	Q	I	01	335,000
GRANTOR: RUDOLPH LIVING TRUST						
GRANTEE: CHELLEMI DANIEL O &						
1937/0187	3/26/2013	WD	U	I	11	100
GRANTOR: RUDOLPH FRED J & NANC						
GRANTEE: RUDOLPH LIVING TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W23 N4 U3 L3 W4 D3 L3 S4 FSP=[YR=2010] W19 S14 E9 U10 R10 N4$ S4 D10 L10 W9 S35 E7 N2 E5 N7 E2 FOP=[YR=1994] E6 N6 W6 S6 $ N6 E6 S3 E11 FGR=[YR=1994] S15 E11 N2 E10 N21 W15 N2 W6 S10 $ N10 E6 S2 E15 N29 $.

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	0811	CONCRETE B	0	100	0	0	869.00	SF	5.20	5.20	100	1994	1994	3	66	2,982	
3	0810	CONCRETE A	0	100	0	0	97.00	SF	6.50	6.50	100	1994	1994	3	66	416	

LAND DESCRIPTION

TOTAL OB/XF 5,988

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 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS