LOT 102 & PT OF LOT 103(S-1)
IN OR 678/1256 & 678/1254
THE RESIDENCE @ AMELIA

MARTIN MARIELA
2163 KETCH COURT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0102-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 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

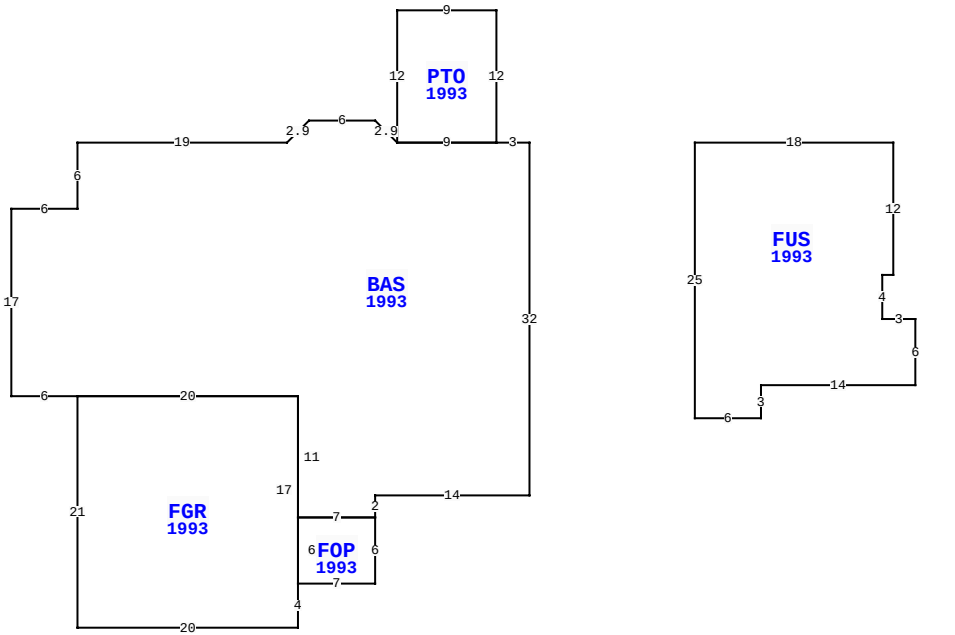
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1049.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	1993	1,264	254,547
FGR	420	55	1993	231	46,520
FOP	42	30	1993	13	2,618
FUS	422	100	1993	422	84,983
PTO	108	5	1993	5	1,007
TOTALS	2,256			1,935	389,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,935	149.9520	236.92	458,440	1992	1992	0	0	0	15.00	85.00

1 SFR CUST – 100% - 0 Heated Area: 1686 HX Base Yr 1994



2163 KETCH CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		389,674
TOTAL MARKET OB/XF VALUE		5,205
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		574,879
SOH/AGL Deduction		423,860
ASSESSED VALUE		151,019
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		95,297
TOTAL JUST VALUE		574,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100964	120 LF FENCE	2,100	06/09/2010
B9710328	REPAIR/RRF	8,000	02/24/1997
7343	NEW CONSTR	75,450	09/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0678/1256	4/08/1993	WD	Q	I		115,900
GRANTOR: TREVETT HOMES INC						
GRANTEE: MARTIN THOMAS & MAR						
0678/1254	4/08/1993	WD	U	V	10	100
GRANTOR: BOSCIA VINCENT & PEG						
GRANTEE: MARTIN THOMAS & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 PTO=[YR=1993] N12 W9 S12 E9$ W9 U2 L2 W6 D2 L2 W19 S6 W6 S17 E6 FGR=[YR=1993] S21 E20 N4 FOP=[YR=1993] E7 N6 W7 S6 $ N17 W20 $ E20 S11 E7 N2 E14 N32 $PTR= E15FUS=[YR=1993] E18 S12 W1 S4 E3 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	0811	CONCRETE B	0	100	0	0	661.00	SF	5.20	5.20	100	1992	1992	3	62	2,131	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	70	1,400	
3	0858	SCULP CONC	0	100	0	0	140.00	SF	13.00	13.00	100	1998	1998	3	92	1,674	

LAND DESCRIPTION

TOTAL OB/XF 5,205

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 05/11/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS