LOT 106
THE RESIDENCE @ AMELIA
LANDINGS #2 PB 5/249

REYNOLDS NANCY N
2122 OFF SHORE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0106-0000

BUILDING CHARACTERISTICS

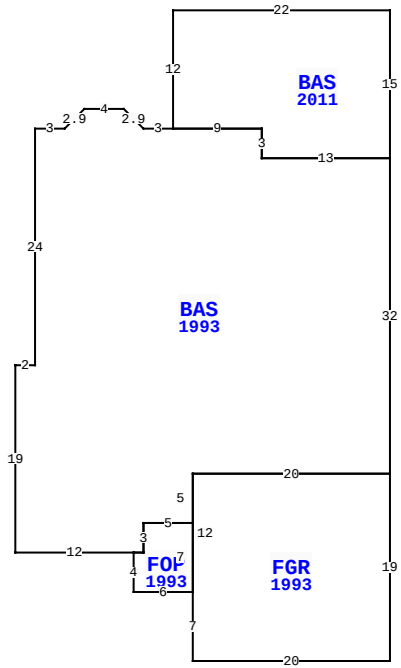
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,384	100	1993	1,384	271,329
BAS	303	100	2011	303	59,402
FGR	380	55	1993	209	40,974
FOP	39	30	1993	12	2,352
TOTALS	2,106			1,908	374,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,908	141.0024	222.78	425,064	1989	1999	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2021 Heated Area: 1687 HX Base Yr 2021



2122 OFF SHORE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		374,056
TOTAL MARKET OB/XF VALUE		12,975
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		567,031
SOH/AGL Deduction		224,272
ASSESSED VALUE		342,759
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,037
TOTAL JUST VALUE		567,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161083	REMODEL	0	04/19/2016
B991795	REPAIR/RRF	3,850	12/10/1999
B969923	REPAIR/RRF	2,400	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2395/1833	9/25/2020	WD	Q	I	05	692,500
GRANTOR: VOGELSANG BRIAN & SAR						
GRANTEE: REYNOLDS NANCY N						
1762/0336	10/24/2011	WD	U	I	30	230,000
GRANTOR: DAVIS RITA J						
GRANTEE: VOGELSANG BRIAN & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W22 S12 BAS=[YR=1993] W3 U2 L2 W4 D2 L2 W3 S24 W2 S19 E12 FOP=[YR=1993] S4 E6 FGR=[YR=1993] S7 E20 N19 W20 S12$ N7 W5 S3 W1$ E1 N3 E5 N5 E20 N32 W13 N3 W9$ E9 S3 E13 N15$.

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	1989	1989	3	64	2,240	
2	0858	SCULP CONC	0	100	0	0	577.00	SF	13.00	13.00	100	1989	1989	3	84	6,301	
3	0810	CONCRETE A	0	100	0	0	55.00	SF	6.50	6.50	100	2016	2016	3	95	340	
4	0810	CONCRETE A	0	100	0	0	663.00	SF	6.50	6.50	100	2016	2016	3	95	4,094	

LAND DESCRIPTION

TOTAL OB/XF 12,975

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 02/18/2023 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS