LOT 109
THE RESIDENCE @ AMELIA
LANDINGS #2 PB 5/249

WILCOX STEPHANIE L/E/
2134 OFF SHORE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0109-0000

BUILDING CHARACTERISTICS

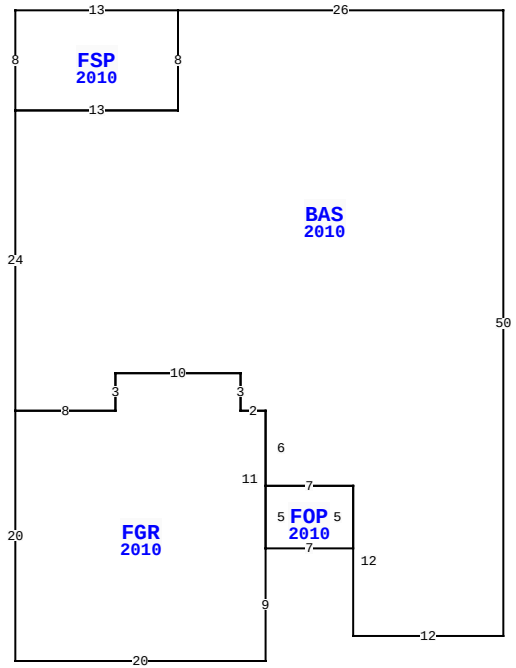
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,372	100	2010	1,372	300,505
FGR	430	55	2010	236	51,691
FOP	35	30	2010	10	2,190
FSP	104	40	2010	42	9,199
TOTALS	1,941			1,660	363,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,660	148.5000	234.63	389,486	2010	2010	0	0	0	6.65	93.35

1 SFR CUST – 100% - 2021 Heated Area: 1372 HX Base Yr 2021



2134 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		363,585
TOTAL MARKET OB/XF VALUE		3,126
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		546,711
SOH/AGL Deduction		240,985
ASSESSED VALUE		305,726
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		255,004
TOTAL JUST VALUE		546,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100908	IRRIGATION	1,250	06/02/2010
20100564	ADDITION	1,000	04/06/2010
20100447	H/AC	4,285	03/15/2010
20100302	OTHER	3,500	02/16/2010
20100224	ELEC OTHER	3,800	02/05/2010
20100114	NEW CONSTR	165,000	01/22/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2801/1165	7/14/2025	LE	U	I	11	100
GRANTOR: WILCOX STEPHANIE						
GRANTEE: WILCOX STEPHANIE L/						
2414/0416	12/07/2020	WD	Q	I	01	370,000
GRANTOR: MCNULTY MARTIN L & MA						
GRANTEE: WILCOX STEPHANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W26 FSP=[YR=2010] W13 S8 E13 N8$ S8 W13 S24 FGR=[YR=2010] S20 E20 N9 FOP=[YR=2010] E7 N5 W7 S5$ N11 W2 N3 W10 S3 W8$ E8 N3 E10 S3 E2 S6 E7 S12 E12 N50$.

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	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2010	2010	3	90	281	
2	0811	CONCRETE B	0	100	0	0	608.00	SF	5.20	5.20	100	2010	2010	3	90	2,845	

LAND DESCRIPTION

TOTAL OB/XF 3,126

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		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