

LOT 110
THE RESIDENCE @ AMELIA
LANDINGS #3 PB 5/251

SAPP MEDEA REVOCABLE TRUST/SHUMAN MEDEA S TRUSTEE
2140 OFF SHORE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0110-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		2 100
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

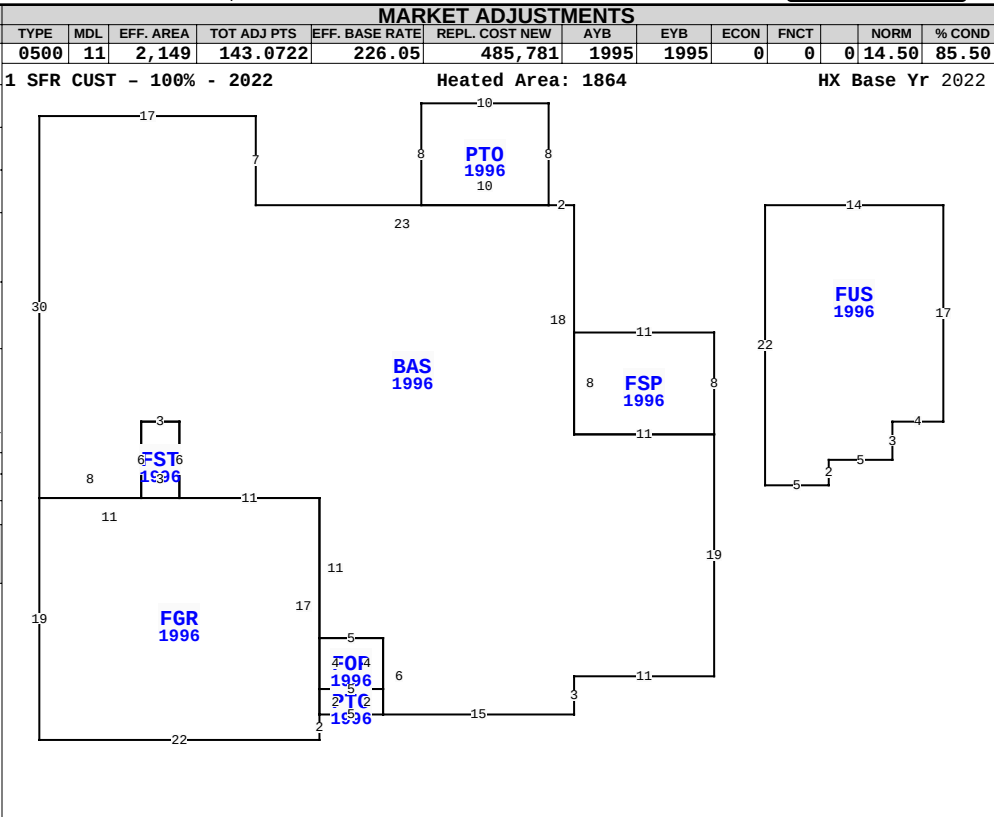
NEIGHBORHOOD/LOC 1049.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100	1996	1,586	306,530
FGR	418	55	1996	230	44,453
FOP	20	30	1996	6	1,159
FSP	88	40	1996	35	6,765
FST	18	55	1996	10	1,933
FUS	278	100	1996	278	53,730
PTO	10	5	1996	0	0
PTO	80	5	1996	4	773

TOTALS	2,498			2,149	415,343
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	828.00	SF	5.20
3	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50
4	0476	VF 6 SBPL	0	100	0	0	184.00	LF	32.00
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-2	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025
INC DATE		AG DATE	MLU

L N	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	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	100	0	0	828.00	SF	5.20	5.20	100	1995	1995	3	68	2,928	
3	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	1995	1995	3	68	133	
4	0476	VF 6 SBPL	0	100	0	0	184.00	LF	32.00	32.00	100	2013	2013	3	83	4,887	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	83	498	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-2	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					415,343				
TOTAL MARKET OB/XF VALUE					11,106				
TOTAL LAND VALUE - MARKET					180,000				
TOTAL MARKET VALUE					606,449				
SOH/AGL Deduction					194,123				
ASSESSED VALUE					412,326				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					361,604				
TOTAL JUST VALUE					606,449				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					486,857				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B948586	NEW CONSTR	70,105	09/21/1994

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
2551/0655		3/29/2022	WD	U	I	11	100		
GRANTOR: SHUMAN MEDEA S REVOCA									
GRANTEE: SAPP MEDEA REVOCABL									
1839/1809		2/12/2013	WD	U	I	11	100		
GRANTOR: SAPP HELOYSE T									
GRANTEE: SHUMAN MEDEA S TRUS									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W2 PTO=[YR=1996] N8 W10 S8 E10\$ W23 N7 W17 S30 FGR=[YR=1996] S19 E22 N2 PTO=[YR=1996] E5 N2 FOP=[YR=1996] N4 W5 S4 E5\$ W5 S2\$ N17 W11 FST=[YR=1996] N6 W3 S6 E3\$ W11\$ E8 N6 E3 S6 E11 S11 E5 S6 E15 N3 E11 N19 FSP=[YR=1996] N8 W11 S8 E11\$ W11 N18\$ PTR=E15 FUS=[YR=1996] E14 S17 W4 S3 W5 S2 W5 N22\$ W15\$.									