LOT 111
THE RESIDENCE @ AMELIA
LANDINGS #3 PB 5/251

FANCHER KIMBERLY & ROBERT B
2980 FERDINAND COURT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0111-0000

BUILDING CHARACTERISTICS

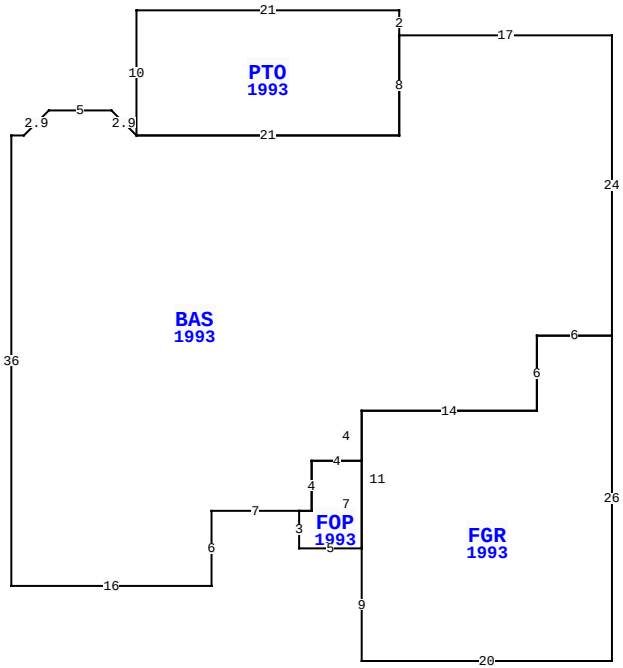
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,474	100	1993	1,474	284,928
FGR	436	55	1993	240	46,393
FOP	31	30	1993	9	1,740
PTO	210	5	1993	10	1,933
TOTALS	2,151			1,733	334,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,733	146.5200	231.50	401,190	1991	1991	0	0	0	16.50	83.50

1 SFR CUST – 0% - 0 Heated Area: 1474 HX Base Yr



2141 KETCH CT, 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	334,994
TOTAL MARKET OB/XF VALUE	4,620
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	519,614
SOH/AGL Deduction	117,467
ASSESSED VALUE	402,147
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	402,147
TOTAL JUST VALUE	519,614
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	419,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6840	ADDITION	1,500	12/18/1991
6268	NEW CONSTR	47,210	11/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2276/0117	5/20/2019	PR	U	I	19	292,000
GRANTOR: JOHNS JOHN K AS PR OF						
GRANTEE: FANCHER KIMBERLY &						
1352/1077	9/26/2005	WD	Q	I		300,000
GRANTOR: CONLEY RONALD E & LEE						
GRANTEE: JOHNS MERVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 PTO=[YR=1993] N2 W21 S10 E21 N8 $ S8 W21 U2 L2 W5 D2 L2 W1 S36 E16 N6 E7 FOP=[YR=1993] S3 E5 FGR=[YR=1993] S9 E20 N26 W6 S6 W14 S11 $ N7 W4 S4 W1 $ E1 N4 E4 N4 E14 N6 E6 N24 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	0	0	0	724.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,240	

LAND DESCRIPTION

TOTAL OB/XF 4,620

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	0	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS