

LOT 114
THE RESIDENCE @ AMELIA
LANDINGS #3 PB 5/251

WOROSZ MATTHEW A
2168 KETCH COURT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0114-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	754	100	2002	754	165,374
FGR	428	55	2002	235	51,542
FOP	28	30	2002	8	1,754
FUS	753	100	2002	753	165,154
PTO	481	5	2002	24	5,263
UOP	28	20	2002	6	1,316
UOP	72	20	2002	14	3,071

TOTALS	2,544			1,794	393,476
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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	604.00	SF	5.20
3	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50
4	0911	SCRN RM A	0	100	0	0	481.00	SF	17.50

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	11	1,794	155.1000	245.06	439,638	2002	2002	0	0	0	10.50	89.50	
1 SFR CUST - 100% - 2021													
Heated Area: 1507													
HX Base Yr 2021													
2168 KETCH CT, FERNANDINA BEACH													

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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					393,476				
TOTAL MARKET OB/XF VALUE					7,468				
TOTAL LAND VALUE - MARKET					180,000				
TOTAL MARKET VALUE					580,944				
SOH/AGL Deduction					204,062				
ASSESSED VALUE					376,882				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					326,160				
TOTAL JUST VALUE					580,944				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					466,371				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100713	H/AC	6,800	05/04/2010
B021050	ADDITION	5,000	06/20/2002
B012635	NEW CONSTR	107,000	01/08/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2383/1059	8/10/2020	WD	Q	I	01	375,000	
GRANTOR: CARTER LUKE R & ERIN							
GRANTEE: WOROSZ MATTHEW A							
1849/0280	3/15/2013	WD	Q	I	02	270,600	
GRANTOR: WILDE MAXINE							
GRANTEE: CARTER LUKE R & ERI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2002] W27 S22 BAS=[YR=2002] S22 FGR=[YR=2002] S1 UOP=[YR=2002] W8 S4 E3 S8 E5 N12\$ S21 E20 N9 UOP=[YR=2002] E7 N4 FOP=[YR=2002] N4 W7 S4 E7\$ W7 S4\$ N11 W1 N1 W10 N1 W9\$ E9 S1 E10 S1 E1 S3 E7 N32 W9 N2 W9 S2 W1 S5 W8\$ E8 N5 E1 N2 E9 S2 E9 N17\$ PTR=E15 FUS=[YR=2002] E27 S29 W12 N2 W15 N27\$ W15\$									

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