LOT 117
IN OR 942/1959
THE RESIDENCE @ AMELIA

ROJEK JOANN
2174 KETCH COURT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0117-0000

BUILDING CHARACTERISTICS

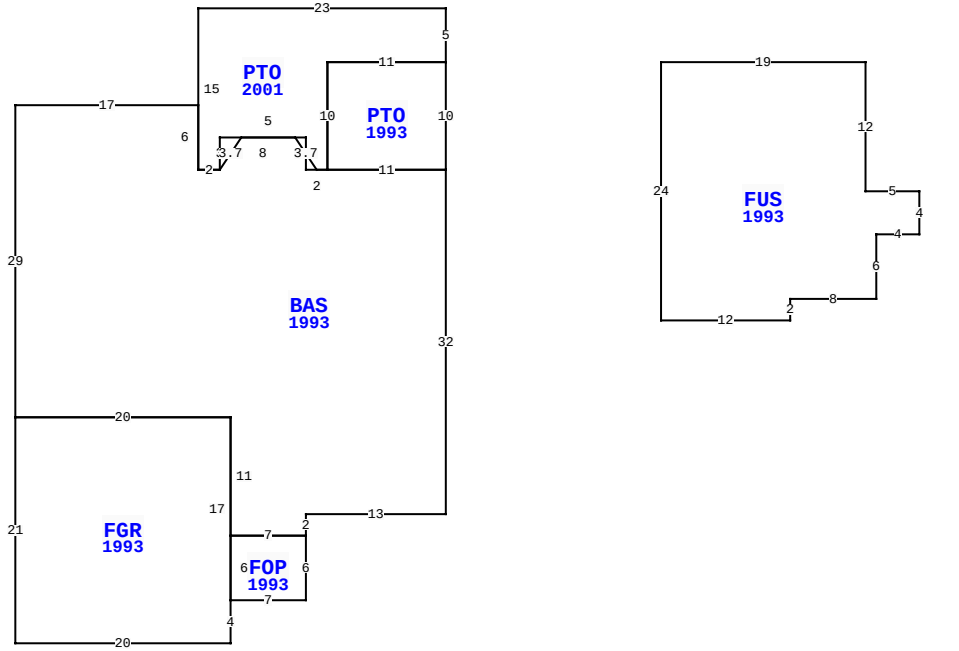
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,240	100	1993	1,240	244,748
FGR	420	55	1993	231	45,594
FOP	42	30	1993	13	2,566
FUS	468	100	1993	468	92,372
PTO	110	5	1993	6	1,184
PTO	214	5	2001	11	2,172
TOTALS	2,494			1,969	388,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,969	143.5896	226.87	446,707	1993	1997	0	0	0	13.00	87.00

1 SFR CUST – 100% - 2001 Heated Area: 1708 HX Base Yr 2001



2174 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		388,635
TOTAL MARKET OB/XF VALUE		6,947
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		575,582
SOH/AGL Deduction		374,495
ASSESSED VALUE		201,087
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		145,365
TOTAL JUST VALUE		575,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180481	CONCRETE	0	02/12/2018
20110430	REMODEL	6,214	03/25/2011
20101621	REMODEL	7,817	09/20/2010
20071244	REPAIR/RRF	4,716	07/06/2007
B0021453	REMODEL	1,000	08/23/2002
20010454	XFOB	6,000	03/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/1959	8/01/2000	WD	Q	I		180,000
GRANTOR: ROBERTS RICHARD B SR						
GRANTEE: ROJEK ALFRED J & JO						
0687/0815	8/27/1993	WD	Q	I		116,000
GRANTOR: TREVETT HOMES INC						
GRANTEE: ROBERTS RICHARD SR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W11 S10 BAS=[YR=1993] W2 N3 W8 S3 W2 N6 W17 S29 FGR=[YR=1993] S21 E20 N4 FOP=[YR=1993] E7 N6 W7 S6 $ N17 W20$ E20 S11 E7 N2 E13 N32 W11$ E11 N10$PTO=[YR=2001] N5 W23 S15 E2 R2 U3 E5 D3 R2 E1 N10 E11$ PTR=E20 FUS=[YR=1993] E19 S12 E5 S4 W4 S6 W8S2 W12 N24$ W20$.

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	16	3	48.00	SF	6.50	6.50	100	1993	1993	3	64	200	
2	0825	BRICK	0	100	7	1	7.00	SF	12.50	12.50	100	1993	1993	3	88	77	
3	0811	CONCRETE B	0	100	41	16	656.00	SF	5.20	5.20	100	1993	1993	3	64	2,183	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	
5	0910	SCRN RM L	0	100	0	0	297.00	SF	15.00	15.00	100	2001	2001	3	20	891	
6	0855	CONC PAVER	0	100	0	0	239.00	SF	10.00	10.00	100	2005	2005	3	84	2,008	
7	0471	VINYL FNC	0	100	0	0	7.00	LF	32.00	32.00	100	2006	2006	3	66	148	

LAND DESCRIPTION

TOTAL OB/XF 6,947

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 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