

LOTS 118 & 119  
IN OR 1716/2000  
THE RESIDENCE @ AMELIA

SUDDATH JAKE R & SANDRA L  
2176 KETCH COURT  
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0118-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 60      |
| Interior Floo            | 11 | CLAY TILE 40   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 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       | 1,024            | 100         | 2000 | 1,024        | 187,947              |
| BAS       | 70               | 100         | 2012 | 70           | 12,848               |
| BAS       | 1,244            | 100         | 2012 | 1,244        | 228,326              |
| DCK       | 100              | 10          | 2012 | 10           | 1,836                |
| FGR       | 1,258            | 55          | 2012 | 692          | 127,011              |
| FOP       | 200              | 30          | 2000 | 60           | 11,013               |
| FOP       | 89               | 30          | 2012 | 27           | 4,956                |
| FSP       | 154              | 40          | 2012 | 62           | 11,380               |
| FUS       | 1,024            | 100         | 2000 | 1,024        | 187,947              |
| STP       | 72               | 10          | 2012 | 7            | 1,285                |
| TOTALS    | 5,235            |             |      | 4,220        | 774,547              |

| EXTRA FEATURES |            |             |         |     |    |       |    |          |                |           |         |
|----------------|------------|-------------|---------|-----|----|-------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 1242       | WD DECK A   | 0       | 100 | 7  | 4     |    | 28.00    | SF 10.00       | 100       | 2000    |
| 2              | 1242       | WD DECK A   | 0       | 100 | 66 | 3     |    | 198.00   | SF 10.00       | 100       | 2012    |
| 3              | 0504       | FP-ELECTRI  | 0       | 100 | 0  | 0     |    | 1.00     | UT 2,000.00    | 100       | 2012    |
| 4              | 0855       | CONC PAVER  | 0       | 100 | 0  | 0     |    | 2,047.00 | SF 7.00        | 100       | 2012    |
| 5              | 0855       | CONC PAVER  | 0       | 100 | 0  | 0     |    | 160.00   | SF 7.00        | 100       | 2012    |

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

| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0500                                                       | 11  | 4,220     | 128.0083    | 202.25         | 853,495        | 2000 | 2005 | 0    | 0    | 9.25 | 90.75  |
| 1 SFR CUST - 100% - 2011 Heated Area: 3362 HX Base Yr 2011 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |
| 2176 KETCH CT, FERNANDINA BEACH                            |     |           |             |                |                |      |      |      |      |      |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 17,139      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 2 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 2 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 774,547     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 17,139      |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 306,000     |   |
| TOTAL MARKET VALUE        |  |              |  | 1,097,686   |   |
| SOH/AGL Deduction         |  |              |  | 643,468     |   |
| ASSESSED VALUE            |  |              |  | 454,218     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB        |  | 50,722      |   |
| BASE TAXABLE VALUE        |  |              |  | 403,496     |   |
| TOTAL JUST VALUE          |  |              |  | 1,097,686   |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 879,188     |   |

| PERMIT NUM | DESCRIPTION   | AMT    | ISSUED     |
|------------|---------------|--------|------------|
| 20120137   | WTR HTR SOLAR | 5,756  | 01/27/2012 |
| 20120135   | GAS PIPING    | 695    | 01/26/2012 |
| 20120073   | SECURITY      | 1,563  | 01/17/2012 |
| 20120064   | NEW CONSTR    | 2,000  | 01/13/2012 |
| 20112255   | H/AC          | 10,000 | 12/20/2011 |
| 20112081   | REMODEL       | 1,500  | 11/17/2011 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1716/1446                      | 12/28/2010 | QC        | U   | I   | 11     |
| GRANTOR: RAYLYNN PROPERTIES LL |            |           |     |     |        |
| GRANTEE: SUDDATH JAKE R & SA   |            |           |     |     |        |
| 1067/0857                      | 7/09/2002  | WD        | U   | I   | 07     |
| GRANTOR: FOURNIER JOHN E & KAM |            |           |     |     |        |
| GRANTEE: RAYLYNN PROPERTIES    |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FGR=[YR=2012] W16 BAS=[YR=2012] N23 W7 N2 W6 N2 W21<br>DCK=[YR=2012] N4 W10 FSP=[YR=2012] N4 W14 S4 BAS=[YR=2012]<br>W10 S7 BAS=[YR=2000] W12 S28 FOP=[YR=2000] S6 E35<br>FOP=[YR=2012] S4 STP=[YR=2012] S6 E12 N6 W12\$ E12 N5 W1 N3<br>W10 S4 W1 \$ E1 N6 W14 S2 W8 N2 W14\$ E14 S2 E8 N2 E14 N28 W24\$<br>E10 N7\$ S7 E14 N7\$ S10 E10 N6\$ S6 W10 S27 E10 N2 E24 N4 E10\$<br>W10 S4 W24 S5 E4 S16 E22 S7 E24 N32\$ PTR=E15 FUS=[YR=2000]<br>E36 S28 W14 S2 W8 N2 W14 N28\$ W15\$. |  |  |  |  |  |  |  |  |  |  |  |