LOT 120
THE RESIDENCE @ AMELIA
LANDINGS #3 PB 5/251

MOORE TIMOTHY D & KAREN
2180 OFF SHORE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0120-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 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
Quality	04	Quality Level 04

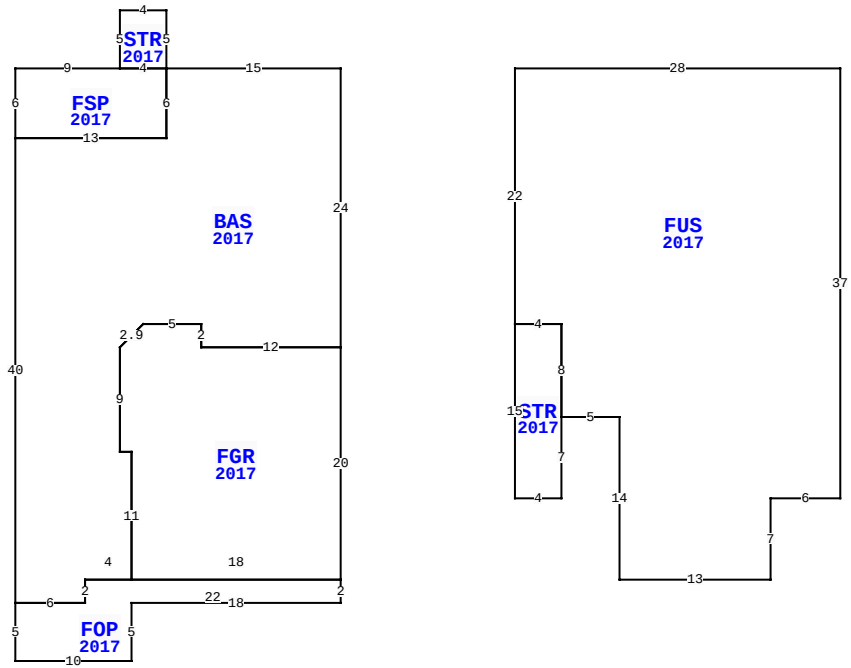
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1049.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	785	100	2017	785	188,314
FGR	381	55	2017	210	50,377
FOP	94	30	2017	28	6,717
FSP	78	40	2017	31	7,437
FUS	1,032	100	2017	1,032	247,567
STR	20	10	2017	2	480
STR	60	10	2017	6	1,439
TOTALS	2,450			2,094	502,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,094	156.5256	247.31	517,867	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2022 Heated Area: 1817 HX Base Yr 2022



2180 OFF SHORE DR, 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		502,331
TOTAL MARKET OB/XF VALUE		5,813
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		688,144
SOH/AGL Deduction		160,531
ASSESSED VALUE		527,613
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		476,891
TOTAL JUST VALUE		688,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		645,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162158	CO ISSUED	0	06/28/2017
20162158	NEW CONSTR	224,903	08/09/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2377/1312	7/20/2020	WD	Q	I	01	469,500
GRANTOR: SAETTEL SCOTT C & JEN						
GRANTEE: MOORE TIMOTHY D & K						
2134/0994	7/12/2017	WD	Q	I	01	435,000
GRANTOR: SURF HOME BUILDERS IN						
GRANTEE: SAETTEL SCOTT C & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 STR=[YR=2017] N5 W4 S5 FSP=[YR=2017] W9 S6 E13 N6 W4$ E4$ S6 W13 S40 FOP=[YR=2017] S5 E10 N5 E18 N2 FGR=[YR=2017] N20 W12 N2 W5 D2 L2 S9 E1 S11 E18$ W22 S2 W6 $ E6 N2 E4 N11 W1 N9 U2 R2 E5 S2 E12 N24$ PTR=E15 FUS=[YR=2017] E28 S37 W6 S7 W13 N14 W5 STR=[YR=2017] S7 W4 N15 E4 S8$ N8 W4 N22$ W15$.

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	0855	CONC PAVER	0	100	0	0	765.00	SF	7.00	7.00	100	2017	2017	3	96	5,141	
2	0855	CONC PAVER	0	100	0	0	100.00	SF	7.00	7.00	100	2017	2017	3	96	672	

LAND DESCRIPTION

TOTAL OB/XF 5,813

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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS