LOT 122
IN OR 1384/1304
THE RESIDENCE @ AMELIA

GANDER ELLEN M
2184 OFF SHORE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0122-0000

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	11	CLAY TILE 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

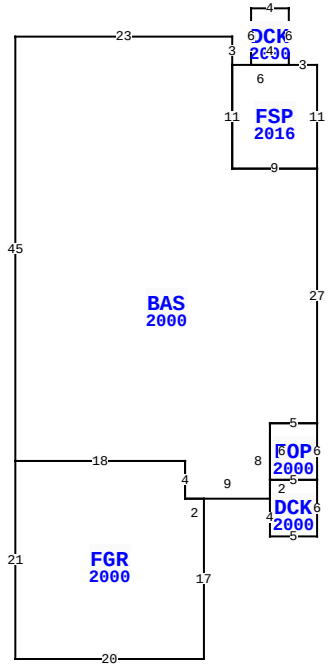
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1049.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100	2000	1,330	285,332
DCK	24	10	2000	2	429
DCK	30	10	2000	3	643
FGR	412	55	2000	227	48,699
FOP	30	30	2000	9	1,931
FSP	99	40	2016	40	8,582
TOTALS	1,925			1,611	345,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,611	154.2974	243.79	392,746	2000	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2007 Heated Area: 1330 HX Base Yr 2007



2184 OFF SHORE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		345,616
TOTAL MARKET OB/XF VALUE		3,114
TOTAL LAND VALUE - MARKET		144,000
TOTAL MARKET VALUE		492,730
SOH/AGL Deduction		253,797
ASSESSED VALUE		238,933
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		188,211
TOTAL JUST VALUE		492,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
003324	NEW CONSTR	86,596	06/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1384/1304	1/26/2006	WD	Q	I		339,000
GRANTOR: BUNN GARY R						
GRANTEE: GANDER ELLEN M						
1255/1876	8/30/2004	WD	Q	I		265,000
GRANTOR: MILES BERNICE LAMAR &						
GRANTEE: BUNN GARY R						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W3 DCK=[YR=2000] N6 W4 S6 E4 $ W6 BAS=[YR=2000] N3 W23 S45 FGR=[YR=2000] S21 E20 N17 W2 N4 W18$ E18 S4 E9 DCK=[YR=2000] S4 E5 N6 FOP=[YR=2000] N6 W5 S6 E5$ W5 S2$ N8 E5 N27 W9 N11$ S11 E9 N11$.

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	0811	CONCRETE B	0	100	0	0	679.00	SF	5.20	5.20	100	2000	2000	3	77	2,719	
2	0810	CONCRETE A	0	100	0	0	79.00	SF	6.50	6.50	100	2000	2000	3	77	395	

LAND DESCRIPTION

TOTAL OB/XF 3,114

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	0.80	180,000.00	144,000.00	144,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 07/30/2025 BY SYS