

LOT 14
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

PRONTAUT ANTOINE & SHARON N L/E/
2315 OFF SHORE COURT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1652-0014-0000



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 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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
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NEIGHBORHOOD/LOC	1049.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,771	100	1999	1,771	331,504
FGR	441	55	1999	243	45,486
FOP	198	30	1999	59	11,044
FOP	241	30	1999	72	13,477
FUS	794	100	1999	794	148,625
STP	21	10	1999	2	374
UOP	10	20	1999	2	374

TOTALS	3,476			2,943	550,885
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	741.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	28.00	SF	6.50

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		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	2,943	134.6268	212.71	626,006	1999	1999	0	0	0	12.00	88.00
1 SFR CUST - 100% - 2004												
Heated Area: 2565												
HX Base Yr 2004												

2315 OFF SHORE CT, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/01/2025									
MLU									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		550,885	
TOTAL MARKET OB/XF VALUE		3,749	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		779,634	
SOH/AGL Deduction		426,405	
ASSESSED VALUE		353,229	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		302,507	
TOTAL JUST VALUE		779,634	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		622,219	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990363	NEW CONSTR	166,265	05/06/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2621/1807	2/22/2023	LE	U	I	11
GRANTOR: PRONTAUT ANTOINE B &					
GRANTEE: PRONTAUT CHRISTOPHE					
0934/0936	6/01/2000	WD	Q	I	255,000
GRANTOR: TREVETT HOMES INC					
GRANTEE: PRONTAUT ANTOINE B					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1999] W2 N2 W11 S2 W2 FOP=[YR=1999] W1									
STP=[YR=1999] N3W7S3E7\$ W21S9 E22 N9 \$ S9 W31 S38 E10									
FOP=[YR=1999] S3 E15 UOP=[YR=1999] E5 N2 W5 S2 \$ N2 E5 S2E2									
S8 FGR=[YR=1999] W7 S21 E21 N21 W14 \$ E4 N18 W4 S1 D3 L3									
W6 U3 L3 N3 W6 S3 D3 L3 S3 W1\$ E1 N3 R3 U3 N3 E6 S3 R3									
D3 E6 U3 R3 N1 E4 S7 E10 N22 R1 U1 N5 L1 U1 N18 \$ PTR=									
E15 FUS=[YR=1999] E37 S14 W10 S12 W2 S2W18 N14 W7 N14 \$ W15									
\$.									