

LOT 15
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

PIZZURRO JOHN A & CATHERINE
2329 OFF SHORE COURT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1652-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

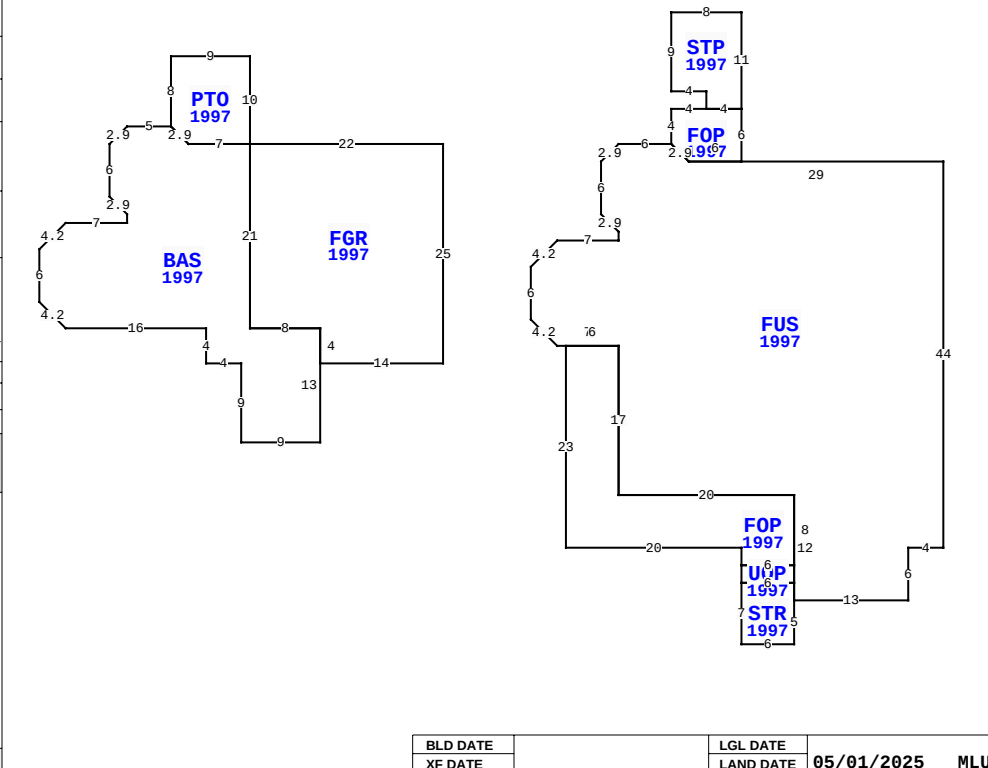
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	566	100	1997	566	108,407
FGR	518	55	1997	285	54,586
FOP	46	30	1997	14	2,682
FOP	270	30	1997	81	15,514
FUS	1,727	100	1997	1,727	330,774
PTO	88	5	1997	4	766
STP	80	10	1997	8	1,532
STR	42	10	1997	4	766
UOP	12	20	1997	2	383
TOTALS	3,349			2,691	515,411

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,180.00	SF 4.00	4.00
3	1242	WD DECK A	0	100	8	4	32.00	SF 10.00	10.00
4	0810	CONCRETE A	0	100	0	0	107.00	SF 6.50	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		CON	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	2,691	139.8989	221.04	594,819	1997	1997	0	0	0 13.35	86.65
1 SFR CUST - 100% - 2020						Heated Area: 2293			HX Base Yr 2020		



2329 OFF SHORE CT, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/01/2025 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		515,411	
TOTAL MARKET OB/XF VALUE		6,728	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		747,139	
SOH/AGL Deduction		347,111	
ASSESSED VALUE		400,028	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		344,306	
TOTAL JUST VALUE		747,139	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		598,280	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222038	ADDITION	0	03/01/2022
B9710375	NEW CONSTR	121,585	03/14/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2327/0492	12/13/2019	WD	Q	I	01	403,000
GRANTOR: MCADAMS JANE						
GRANTEE: PIZZURRO JOHN A & C						
1410/0171	5/05/2006	QC	Q	I	01	100
GRANTOR: MCADAMS JANE						
GRANTEE: MCADAMS KENNETH J &						

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=1997] W22 PTO=[YR=1997] N10 W9 S8 BAS=[YR=1997] W5 D2 L2 S6 R2 D2 S1 W7 D3 L3 S6 R3 D3 E16 S4 E4 S9 E9N13 W8 N21 W7 U2 L2 \$ R2 D2 E7\$S21 E8 S4 E14 N25\$ PTR= E20 FUS=[YR=1997] E6 FOP=[YR=1997] N4 E4 STP=[YR=1997] N2W4N9E8S11W4\$ E4 S6 W6 U2 L2 \$ D2 R2 E29 S44 W4 S6 W13 STR=[YR=1997] S5W6N7 UOP=[YR=1997] N2 FOP=[YR=1997] N2 W20 N23 E6 S17 E20 S8 W6\$ E6 S2 W6\$ E6 S2\$ N12 W20 N17 W7 U3 L3 N6 U3 R3 E7 N1 L2 U2 N6 R2 U2 \$ W20\$.									

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		CON	0.00	0.00	1.00