

LOT 16 & S-1 OF LOT 17
IN OR 2624/448
THE RESIDENCE @ AMELIA

LEHAM DARIN/HICKOX LACEY
2347 OFF SHORE COURT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1652-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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
BAL	118	15	1997	18	3,458
BAS	480	100	1997	480	92,205
FGR	462	55	1997	254	48,793
FOP	205	30	1997	62	11,910
FUS	669	100	1997	669	128,512
FUS	1,515	100	1997	1,515	291,024
PTO	32	5	1997	2	384
STR	50	10	1997	5	961
STR	64	10	1997	6	1,153
UOP	116	20	1997	23	4,418
TOTALS	3,827			3,069	589,540

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0 100	0	0	1,722.00	SF	4.00	4.00
3	0810	CONCRETE A	0 100	0	0	120.00	SF	6.50	6.50
4	0479	VF PICKET	0 100	0	0	76.00	LF	10.00	10.00
5	0470	VNYL GATE	0 100	0	0	2.00	UT	150.00	150.00

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	0003	CON	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,069	132.3696	209.14	641,851	1997	2007	0	0	8.15	91.85
1 SFR CUST - 100% - 2024											
Heated Area: 2664											
HX Base Yr 2024											
2347 OFF SHORE CT, FERNANDINA BEACH											
** This building has 11 Sub-Areas											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/01/2025 MLU											

L N	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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580	
2	0812	CONCRETE C	0 100	0	0	1,722.00	SF	4.00	4.00	100	1997	1997	3	72	4,959	
3	0810	CONCRETE A	0 100	0	0	120.00	SF	6.50	6.50	100	1997	1997	3	72	562	
4	0479	VF PICKET	0 100	0	0	76.00	LF	10.00	10.00	100	2000	2000	3	48	365	
5	0470	VNYL GATE	0 100	0	0	2.00	UT	150.00	150.00	100	2000	2000	3	48	144	

LAND DESCRIPTION										TOTAL OB/XF										7,610	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	RES	100	0003	CON	0.00	0.00	1.00	LT		1.00	1.00	1.25	180,000.00	225,000.00	2				
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REVIEW DATE	05/11/2020	BY	DJA	Total Acres:	0.00	Total Land Value:	225,000	Market:	0	Agricultural:	0	Common:	225,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				589,540	
TOTAL MARKET OB/XF VALUE				7,610	
TOTAL LAND VALUE - MARKET				225,000	
TOTAL MARKET VALUE				822,150	
SOH/AGL Deduction				190,342	
ASSESSED VALUE				631,808	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				581,086	
TOTAL JUST VALUE				822,150	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				655,385	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9710274	NEW CONSTR	139,812	01/28/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2624/0448	3/07/2023	WD	Q	I	01
GRANTOR: KING RICHARD D II & J					
GRANTEE: LEHAM DARIN & LACEY					
2302/0049	8/21/2019	WD	Q	I	01
GRANTOR: OLIVER SHARON D & DOU					
GRANTEE: KING RICHARD D II &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
UOP=[YR=1997] W12 BAS=[YR=1997] W12 PTO=[YR=1997] N4 W8 S4					
FGR=[YR=1997] W14 S21 E22 N21 W8\$ E8\$ S21 W7 S5 E11 N2 E8 N2					
E12 N12 W9 U3 L3 N7\$ S7 R3 D3 E9 N10\$ PTR=E15					
FUS=[YR=1997] E10 N4 E5 N7 E19 BAL=[YR=1997] E12 S10 W10 N1					
W2 N9\$ S21 W11 S5 W8 N1 W15 N14\$ W15\$ PTR=S30 FUS=[YR=1997]					
S38 E9 N2 E14 FOP=[YR=1997] S7 STR=[YR=1997] S5 E10 N5 W10\$					
E23 N9 W2 D2 L2 W6 U2 L2 W2 N2 W8 S4 W1\$ E1 N4 E8 S2 E2					
D2 R2 E6 U2 R2 E2 N24 STR=[YR=1997] E9 N11 W4 S7 W5					
USP=[YR=1997] N6 W12 S7 R3 D3 E9 N4 \$ S4\$ W9 U3 L3 N7					
W34\$ N30\$.					