LOT 17 EX S-1
IN OR 1346/578
THE RESIDENCE @ AMELIA

MCELWEE-READDICK MICHELE C
2350 OFF SHORE CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1652-0017-0000

BUILDING CHARACTERISTICS

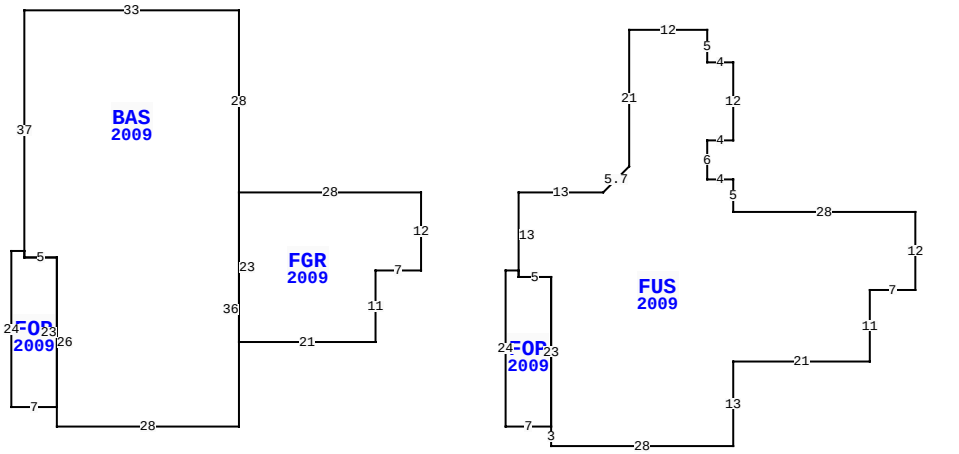
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	23	REINF CONC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	1,982	100	2009	1,982	397,655
FGR	567	55	2009	312	62,597
FOP	163	30	2009	49	9,831
FOP	163	30	2009	49	9,831
FUS	2,088	100	2009	2,088	418,923
TOTALS	4,963			4,480	898,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,480	136.8365	216.20	968,576	2009	2009	0	0	0	7.20	92.80

1 SFR CUST – 100% - 2011 Heated Area: 4070 HX Base Yr 2011



2350 OFF SHORE CT, FERNANDINA BEACH

BLD DATE	12/29/2009 DJ	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		898,839
TOTAL MARKET OB/XF VALUE		5,899
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		1,084,738
SOH/AGL Deduction		683,952
ASSESSED VALUE		400,786
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		350,064
TOTAL JUST VALUE		1,084,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		848,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091066	GAS	2,100	08/14/2009
20090918	H/AC	10,600	07/14/2009
20090023	OTHER	10,000	01/08/2009
20081808	ELEC OTHER	14,800	12/11/2008
20080326	NEW CONSTR	303,683	03/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/0578	8/31/2005	WD	Q	V		150,000
GRANTOR: SEAWARD HOMES INC						
GRANTEE: MCELWEE MICHELE C						
0923/0637	3/08/2000	WD	U	V	19	200,000
GRANTOR: AMELIA LANDINGS PARTN						
GRANTEE: SEAWARD HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2009] W28 BAS=[YR=2009] N28 W33 S37 FOP=[YR=2009] W2 S24 E7 N23 W5 N1$ S1 E5 S26 E28 N36$ S23 E21 N11 E7 N12$ PTR=E15 FUS=[YR=2009] E13 U4 R4 N21 E12 S5 E4 S12 W4 S6 E4 S5 E28 S12 W7 S11 W21 S13 W28 N3 FOP=[YR=2009] W7 N24 E2 S1 E5 S23$ N23 W5 N13$ 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	0812	CONCRETE C	0	100	0	0	1,657.00	SF	4.00	4.00	100	2009	2009	3	89	5,899	

LAND DESCRIPTION

TOTAL OB/XF 5,899

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		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 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS