LOT 33
IN OR 1760/1722
THE RESIDENCE @ AMELIA

ZINCHUK ROBERT J & JULIE BROWN
2724 LONG BOAT DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1652-0033-0000

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	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

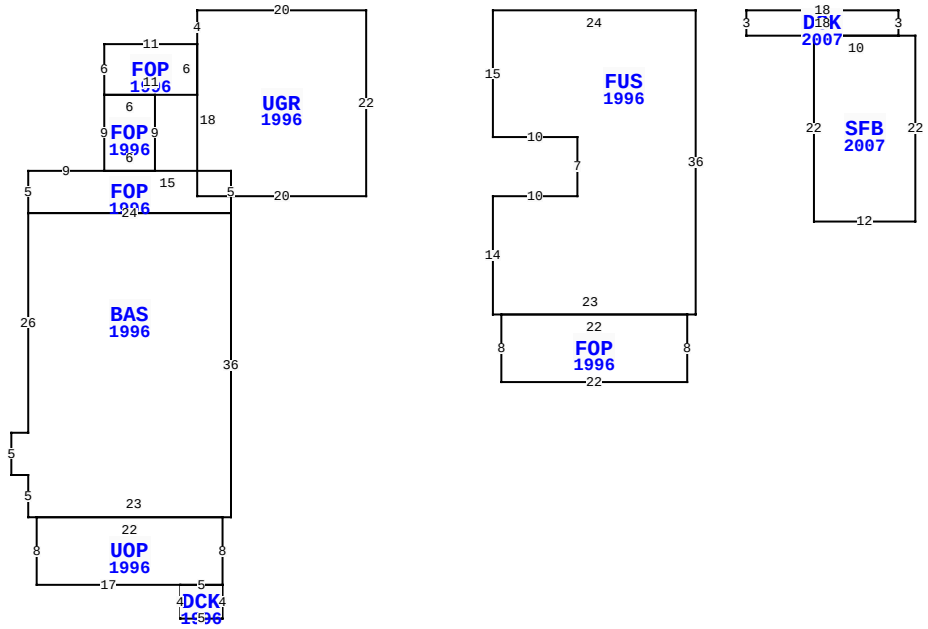
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1049.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	874	100	1996	874	183,877
DCK	20	10	1996	2	420
DCK	54	10	2007	5	1,052
FOP	54	30	1996	16	3,367
FOP	66	30	1996	20	4,207
FOP	120	30	1996	36	7,574
FOP	176	30	1996	53	11,151
FUS	794	100	1996	794	167,046
SFB	264	80	2007	211	44,391
UGR	440	45	1996	198	41,657
TOTALS	3,038			2,244	472,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,244	153.9384	243.22	545,786	1996	1996	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2012 Heated Area: 1879 HX Base Yr 2012



** This building has 11 Sub-Areas

2724 LONG BOAT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		472,105
TOTAL MARKET OB/XF VALUE		5,159
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		657,264
SOH/AGL Deduction		368,284
ASSESSED VALUE		288,980
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		233,258
TOTAL JUST VALUE		657,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070490	REPAIR/RRF	750	03/23/2007
B969936	GARAGE	11,060	07/22/1996
B969867	NEW CONSTR	85,248	06/13/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1760/1722	10/18/2011	WD	Q	I	02	270,000
GRANTOR: FICK RONALD H & KERRY						
GRANTEE: ZINCHUK ROBERT J &						
1438/0199	8/18/2006	WD	Q	I		369,900
GRANTOR: GIBBS MICHAEL L & PAI						
GRANTEE: FICK RONALD H & KER						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1996] W20 S4 FOP=[YR=1996] W11 S6 FOP=[YR=1996] S9 FOP=[YR=1996] W9 S5 BAS=[YR=1996] S26 W2 S5 E2 S5 E1 UOP=[YR=1996] S8E17 DCK=[YR=1996] S4 E5 N4 W5$ E5 N8 W22$ E23 N36 W24$ E24 N5 W15$ E6 N9 W6$ E11 N6$ S18 E20 N22$ PTR= E15 FUS=[YR=1996] E24 S36 W1 FOP=[YR=1996] S8 W22 N8 E22$ W23 N14 E10 N7 W10N15$W15 $PTR=E45DCK=[YR=2007] E18 S3 SFB=[YR=2007] E2 S22 W12 N22 E10$ W18 N3$ W45$.

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	1,680.00	SF	4.00	4.00	100	1996	1996	3	70	4,704	
2	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	1996	1996	3	70	455	

LAND DESCRIPTION

TOTAL OB/XF 5,159

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS