

LOT 34
IN OR 1208/1042
THE RESIDENCE @ AMELIA

TAYLOR DAVID H & DIANE W
2774 LONG BOAT DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1652-0034-0000



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	08	SHT VINYL 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.	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	679	100	2005	679	134,848
FGR	754	55	2005	415	82,419
FOP	100	30	2005	30	5,958
FOP	120	30	2005	36	7,150
FUS	1,388	100	2005	1,388	275,654
PTO	90	5	2005	4	794
UOP	140	20	2005	28	5,561
USP	120	30	2012	36	7,150
TOTALS	3,391			2,616	519,534

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,048.00	SF	4.00	4.00	3,521
2	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	546
3	1242	WD DECK A	0	100	6	3	18.00	SF	10.00	10.00	40
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	22.50	22.50	1,004
5	0855	CONC PAVER	0	100	0	0	124.00	SF	10.00	10.00	1,153

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		R-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,616	138.1248	218.24	570,916	2005	2005	0	0	9.00	91.00
1 SFR CUST - 100% - 2006 Heated Area: 2067 HX Base Yr 2006											

2774 LONG BOAT DR, 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 519,534											
TOTAL MARKET OB/XF VALUE 6,264											
TOTAL LAND VALUE - MARKET 180,000											
TOTAL MARKET VALUE 705,798											
SOH/AGL Deduction 390,765											
ASSESSED VALUE 315,033											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 264,311											
TOTAL JUST VALUE 705,798											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 561,003											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052369	H/AC	6,000	08/04/2005
20051895	OTHER	5,000	06/06/2005
20051522	ELEC OTHER	6,000	04/06/2005
20051441	NEW CONSTR	150,000	03/21/2005
B972036	NEW CONSTR	150,000	09/15/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1208/1042	2/17/2004	WD	Q	V		89,900			
GRANTOR: FEIN WARREN C & NIKKI									
GRANTEE: TAYLOR DAVID H & DI									
1142/0925	6/04/2003	WD	U	V	07	100			
GRANTOR: SEAWARD HOMES INC									
GRANTEE: FEIN WARREN C & NIK									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2005] W2 PTO=[YR=2005] N10 W9 USP=[YR=2012] W12 S10 E12 N10\$ S10 E9\$ W27 BAS=[YR=2005] W1 N2 W13 S35 FOP=[YR=2005] S4 E12 UOP=[YR=2005] S14 E10 N14 W10\$ E10 N4 W3 N2 W6 S2 W13\$ E13 N2 E6 S2 E2 N29 W7 N4 \$ S4 E7 S29 E22 N33\$ PTR=E15 FUS=[YR=2005] E13 S2 E7 FOP=[YR=2005] N10 E12 S10 W12\$ E23 S33 W24 N12 W3 S5 W3 S7 W13 N35\$ W15\$.											