W40.70 FT OF LOT 10
SEASCAPE AT AMELIA PB 6/378

DRISCOLL WILLIAM & DEBORAH
PO BOX 15965
FERNANDINA BEACH, FL 32035

2025

00-00-31-1677-0010-0000

BUILDING CHARACTERISTICS

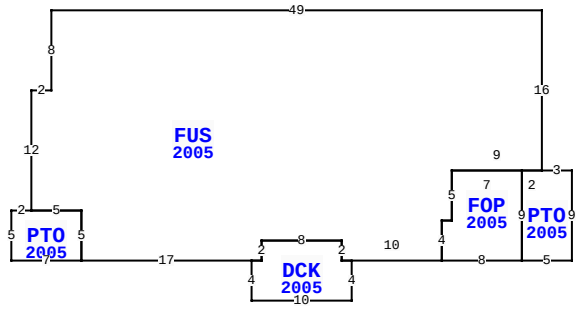
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1023.00	

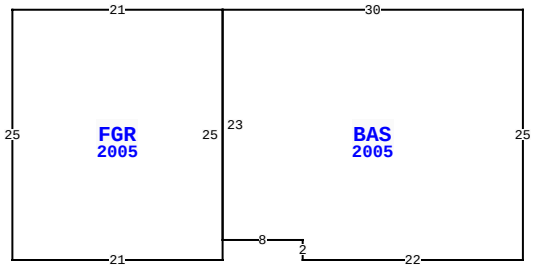
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	734	100	2005	734	158,324
DCK	56	10	2005	6	1,294
FGR	525	55	2005	289	62,337
FOP	67	30	2005	20	4,314
FUS	1,133	100	2005	1,133	244,388
PTO	35	5	2005	2	431
PTO	45	5	2005	2	431
TOTALS	2,595			2,186	471,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,186	230.0844	230.08	502,955	2005	2011	0	0	0	6.25	93.75

1 TOWNHOUSE - 100% - 2023 Heated Area: 1867 HX Base Yr 2023





720 KINGFISHER WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		471,520
TOTAL MARKET OB/XF VALUE		4,786
TOTAL LAND VALUE - MARKET		191,250
TOTAL MARKET VALUE		667,556
SOH/AGL Deduction		2,257
ASSESSED VALUE		665,299
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		614,577
TOTAL JUST VALUE		667,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		646,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052263	VINYL FENCE	2,000	07/20/2005
20052264	VINYL FENCE	2,000	07/20/2005
20052173	OTHER	1,000	07/07/2005
20052174	OTHER	1,000	07/07/2005
20051721	NEW CONSTR	2,000	05/02/2005
20051382	H/AC	10,000	03/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/0989	3/03/2022	WD	Q	I	01	702,500
GRANTOR: RICHARDSON CHERYL ANN						
GRANTEE: DRISCOLL WILLIAM &						
2145/1667	9/11/2017	WD	Q	I	01	375,000
GRANTOR: ASDOURIAN HOVAN & SAN						
GRANTEE: RICHARDSON CHERYL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 FGR=[YR=2005] W21 S25 E21 N25 $ S23 E8 S2 E22 N25 $ PTR= N15 PTO=[YR=2005] N9 W3 FUS=[YR=2005] N16 W49 S8 W2 S12 PTO=[YR=2005] W2 S5 E7 N5 W5 $ E5 S5 E17 DCK=[YR=2005] S4 E10 N4 W1 N2 W8 S2 W1 $ E1 N2 E8 S2 E10 N4 E1 N5 E9 $ W2 FOP=[YR=2005] W7 S5 W1 S4 E8 N9 $ S9 E5 $ S15 $.

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	0810	CONCRETE A	0	100	30	18	540.00	SF	6.50	6.50	100	2005	2005	3	84	2,948	
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100	2005	2005	3	84	590	
3	1241	WD DECK G	0	100	6	4	24.00	UT	11.50	11.50	100	2005	2005	3	36	99	
4	0479	VF PICKET	0	100	0	0	103.00	LF	10.00	10.00	100	2005	2005	3	64	659	
5	0462	ST/AL FNC	0	100	65	3	136.00	SF	10.00	10.00	100	2005	2005	3	36	490	

LAND DESCRIPTION

TOTAL OB/XF 4,786

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	0003	R-2	41.00	75.00	1.00	LT		1.00	1.00	0.85	225,000.00	191,250.00	191,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 191,250 Market: 0 Agricultural: 0 Common: 191,250 PRINTED 07/30/2025 BY SYS