

LOT 12
SEASCAPE AT AMELIA PB 6/378

BOCIAN JAMES R
738 KINGFISHER WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1677-0012-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	10	ABOVE AVG 100	0500	01	3,626	116.4600	184.01	667,220	2017	2017	0	0	0	3.00	97.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2018														Heated Area: 3057												
Roof Cover	11	SLATE 100															HX Base Yr 2018												
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		4.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.5	2.5 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
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	782	100	2017	782	139,579																								
FGR	280	55	2017	154	27,488																								
FGR	378	55	2017	208	37,126																								
FOP	216	30	2017	65	11,602																								
FOP	360	30	2017	108	19,277																								
FUS	835	100	2017	835	149,039																								
FUS	1,440	100	2017	1,440	257,025																								
PTO	216	5	2017	11	1,963																								
PTO	360	5	2017	18	3,213																								
STR	48	10	2017	5	892																								
TOTALS			4,915		3,626	647,203																							
EXTRA FEATURES						738 KINGFISHER WAY, FERNANDINA BEACH																							
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	0855	CONC PAVER	0	100	0	0	1,372.00	SF	10.00	10.00	100	2017	2017	3	96	13,171													
2	0855	CONC PAVER	0	100	0	0	486.00	SF	10.00	10.00	100	2017	2017	3	96	4,666													
3	0861	POOL GUNIT	0	100	0	0	640.00	SF	85.00	85.00	100	2017	2017	3	81	44,064													
4	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2017	2017	3	90	1,382													
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270													
6	0478	VF 6 SLAT	0	100	0	0	96.00	LF	15.00	15.00	100	2017	2017	3	90	1,296													
TOTAL OB/XF 64,849																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	100	0003	R-2	60.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000												
REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS																													