

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	12	HARDWOOD	40
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.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4015.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,278	100	1993
DCK	336	10	1993
DCK	288	10	2005
FGR	720	55	1993
FOP	448	30	1993
FSP	530	40	1993
FUS	1,624	100	1993
UUS	300	50	2005
TOTALS	6,524		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2021							
Heated Area: 3902						HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			619,031
TOTAL MARKET OB/XF VALUE			126,554
TOTAL LAND VALUE - MARKET			700,000
TOTAL MARKET VALUE			1,445,585
SOH/AGL Deduction			121,495
ASSESSED VALUE			1,324,090
TOTAL EXEMPTION VALUE	13		1,324,090
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			1,445,585
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,437,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706653	REPAIR/RRF	7,000	10/01/2017
R13099	RE-ROOF	12,000	08/01/2012
E14633	ELEC OTHER	0	03/01/2005
93-00295	NEW CONSTR	159,611	04/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0678/0013	3/31/1993	WD	U	V	09	88,000

GRANTOR: AMELIA ISLAND CO
GRANTEE: FLENNIKEN WARREN

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1993
2	0812	CONCRETE C	0	100	0	2,811.30	SF	4.00	4.00	100	1993
3	0300	BOAT DCK W	0	100	6	6,600.00	SF	40.00	40.00	100	2005
4	0302	FLT DOCK C	0	100	30	300.00	SF	50.00	50.00	100	2005
5	0310	AL GANG WY	0	100	0	30.00	LF	115.00	115.00	100	2005
6	0300	BOAT DCK W	0	100	0	625.00	SF	40.00	40.00	100	2005
7	0317	DCK PLNG W	0	100	0	7.00	UT	400.00	400.00	100	2005
8	0350	CARPORT WD	0	100	34	1,088.00	SF	17.55	17.55	100	2005
9	1242	WD DECK A	0	100	12	84.00	SF	10.00	10.00	100	2005
10	0825	BRICK	0	100	0	305.00	SF	12.50	12.50	100	2012

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/19/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=1993] W16 DCK=[YR=1993] N14 W24 S14 E24 \$ W40 S10 BAS=[YR=1993] S4 W10 FGR=[YR=1993] N4 DCK=[YR=2005] N12 W24 S12 E24 \$ W24 S30 E24 N26 \$ S10 E10 S24 FOP=[YR=1993] S8 E56 N8 W56 \$ E56 N12 E2 N10 W2 N16 W44 N3 W10 S3 W2 \$ E2 N3 E10 S3 E44 N10 \$ PTR= E15 FUS=[YR=1993] E56 S29 W56 N29 \$ W15 \$PTR= N15 UUS=[YR=2005] E10 N30 W10 S30 \$ S15 \$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		PUD	0.00	0.00	2.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	700,000							