BLK 2 LOTS 9,10 & PT LOT 8
IN OR 2644/287
SHEFFIELD SUB PBK 2/43

HITE JEREMY WILLIAM
781 SATELLITE DRIVE
YORK, PA 17402

2026

00-00-30-0620-0002-0090

BUILDING CHARACTERISTICS

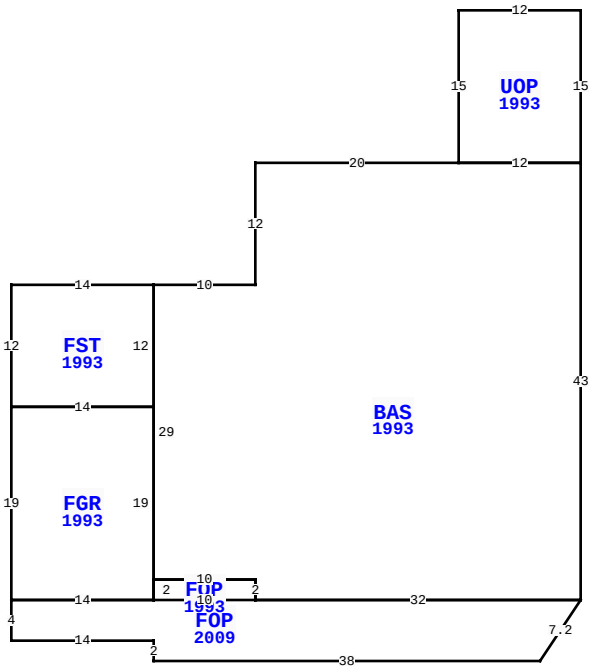
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100	1993	1,666	254,410
FGR	266	55	1993	146	22,296
FOP	20	30	1993	6	917
FOP	316	30	2009	95	14,507
FST	168	55	1993	92	14,049
UOP	180	20	1993	36	5,497
TOTALS	2,616			2,041	311,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,041	119.8736	166.62	340,071	1950	2008	0	0	0	8.35	91.65

1 SNGL FAM 0% - 2024 Heated Area: 1666 HX Base Yr



757 OLD AMELIA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	311,675
TOTAL MARKET OB/XF VALUE	367
TOTAL LAND VALUE - MARKET	214,500
TOTAL MARKET VALUE	526,542
SOH/AGL Deduction	0
ASSESSED VALUE	526,542
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	526,542
TOTAL JUST VALUE	526,542
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	496,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6093	REMODEL	2,050	11/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/287	5/30/2023	WD	Q	I	02	465,000
GRANTOR: SULLIVAN SARAH						
GRANTEE: HITE JEREMY WILLIAM						
2522/0882	12/16/2021	WD	Q	I	01	415,000
GRANTOR: ARRINGTON DAVID & LAU						
GRANTEE: SULLIVAN SARAH						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W12 S15 BAS=[YR=1993] W20 S12 W10
FST=[YR=1993] W14 S12 FGR=[YR=1993] S19 FOP=[YR=2009] S4
E14 S2 E38 U6 R4 W32 FOP=[YR=1993] W10 N2 E10 S2$N2 W10 S2
W14$ E14 N19 W14$ E14 N12$ S29 E10 S2 E32 N43 W12$ E12 N15$.

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
2	1242	WD DECK A	0	0	0	0	262.00	SF	2.00	2.00	100	2017	2017	3	70	367	

LAND DESCRIPTION

TOTAL OB/XF 367

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	0		RSF-	110.00	105.00	110.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	214,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 214,500 Market: 0 Agricultural: 0 Common: 214,500 PRINTED 07/09/2026 BY SYS