

S 10 FT OF LOT 43 & ALL OF
LOT 44 IN OR 2074/1710
ESMT OR 1448/234

OCEANS AMELIA LLC
1431 RIVERPLACE BLVD APT 3504
JACKSONVILLE, FL 32207

2026

00-00-31-1460-0043-0020



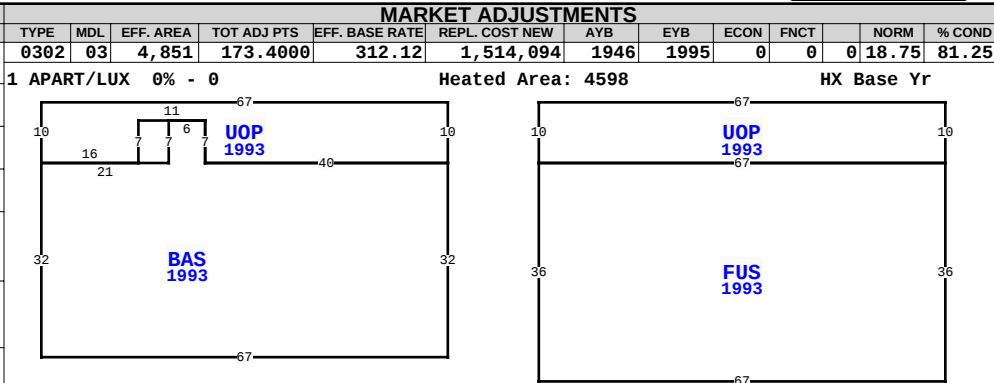
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	10	TERRAZZO 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Story Height	0	100
RMS	0	100
Units	6	100
BUD8 Adjustme	02	DIST FB 100

Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,186	100	1993	2,186	554,364
FUS	2,412	100	1993	2,412	611,677
UOP	593	20	1993	119	30,178
UOP	670	20	1993	134	33,982
TOTALS	5,861			4,851	1,230,201

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	10	12	120.00	SF	10.00		
3	0416	DUNEWALKS	0	0	4	162	648.00	SF	30.00		
4	1242	WD DECK A	0	0	0	0	357.00	SF	10.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000820	C	APARTMENTS	0	0004	C-1	85.00	200.00	21,344.00	SF	



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0302	03	4,851	173.4000	312.12	1,514,094	1946	1995	0	0	18.75	81.25
1990 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE 07/11/2017 KK LGL DATE 05/07/2026 DC											
XF DATE INC DATE											
AG DATE											

TOTAL OB/XF											
14,130											

TOTAL OB/XF											
14,130											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,230,201	
TOTAL MARKET OB/XF VALUE		14,130	
TOTAL LAND VALUE - MARKET		1,707,520	
TOTAL MARKET VALUE		2,951,851	
SOH/AGL Deduction		990,090	
ASSESSED VALUE		1,961,761	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,961,761	
TOTAL JUST VALUE		2,951,851	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,479,241	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012461	REPAIR/RRF	48,000	11/12/2001
B969708	ADDITION	2,000	03/28/1996
6789	REPAIR/RRF	7,000	10/28/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2074/1710	9/28/2016	WD	Q	I	02	750,000	
GRANTOR:TITCOMB EARL F SR TRU							
GRANTEE: OCEANS AMELIA LLC							
1007/0375	9/10/2001	QC	Q	I	06	100	
GRANTOR:TITCOMB EARL F & LUCY							
GRANTEE:TITCOMB EARL F SR T							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1993] W67 S10 BAS=[YR=1993] S32 E67 N32 W40 N7 W06 S7 W21 \$ E16 N7 E11 S7 E40 N10 \$ PTR= E15 UOP=[YR=1993] E67 S10 FUS=[YR=1993] S36 W67 N36 E67 \$ W67 N10 \$ W15 \$.											