PT OF LOT 4 S-6
IN OR 2163/1670
OCEAN BREEZE SUB PB 1/11

FORTNEY DAVID W & SUSAN C
3028 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044A-0004-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

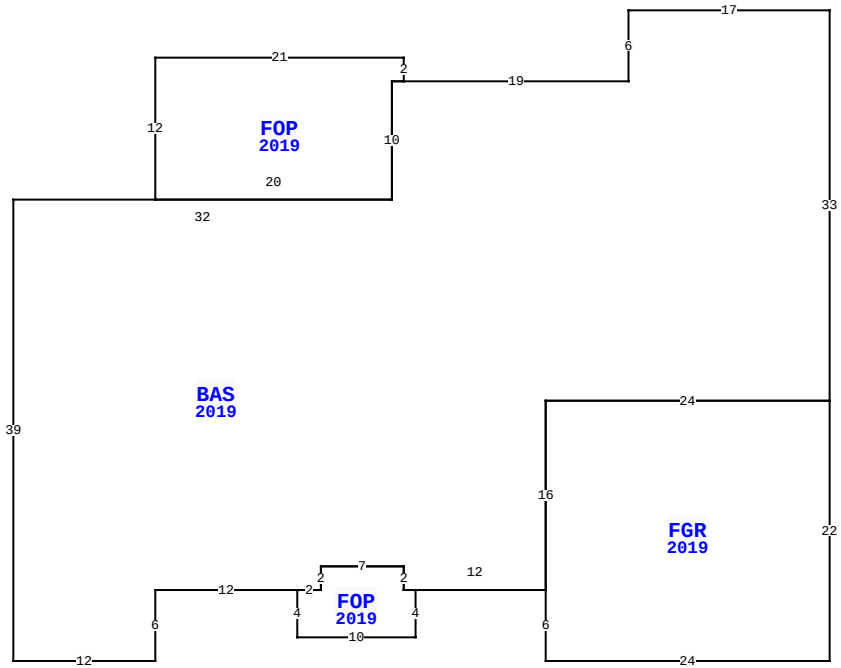
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,423	100	2,423	326,760
FGR	528	55	290	39,109
FOP	54	30	16	2,158
FOP	242	30	73	9,845
TOTALS	3,247		2,802	377,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,802	114.7104	136.22	381,688	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 2423 HX Base Yr 2020



3028 AMELIA RD, 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: 8	Tax Dist:	
BUILDING MARKET VALUE		377,871
TOTAL MARKET OB/XF VALUE		67,334
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		525,205
SOH/AGL Deduction		110,892
ASSESSED VALUE		414,313
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		364,313
TOTAL JUST VALUE		525,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011628	ADDITION	0	01/01/2021
19004602	GARAGE	58,476	07/01/2019
B1807161	NEW CONSTR	318,930	07/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2163/1670	12/11/2017	WD	Q	V	01	102,500
GRANTOR: SARTIN NANCY A						
GRANTEE: FORTNEY DAVID W & S						
2107/1849	3/16/2017	WD	Q	V	02	96,000
GRANTOR: TYSON JACQUELINE						
GRANTEE: SARTIN NANCY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 S6 W19 FOP=[YR=2019] N2 W21 S12 E20 N10 E1$ W1 S10 W32 S39 E12 N6 E12 FOP=[YR=2019] S4 E10 N4 W1 N2 W7 S2 W2$ E2 N2 E7 S2 E12 FGR=[YR=2019] S6 E24 N22 W24 S16 $ N16 E24 N33$.

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	0855	CONC PAVER	0	100	0	0	976.00	SF	10.00	10.00	100	2019	2019	3	99	9,662	
2	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00	10.00	100	2019	2019	3	99	832	
3	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	2019	2019	3	93	39,060	
4	0911	SCRN RM A	0	100	12	21	252.00	SF	17.50	17.50	100	2021	2021	3	97	4,278	
5	0855	CONC PAVER	0	100	12	21	252.00	SF	10.00	10.00	100	2021	2021	3	100	2,520	
6	0811	CONCRETE B	0	100	0	0	544.00	SF	5.20	5.20	100	2021	2021	3	100	2,829	
7	0855	CONC PAVER	0	100	0	0	439.00	SF	10.00	10.00	100	2021	2021	3	100	4,390	
8	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2021	2021	3	98	3,763	

LAND DESCRIPTION

TOTAL OB/XF 67,334

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/13/2021 BY DJ Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS