PT OF LOT 5
IN OR 471/133
OCEAN BREEZE SUB SEC 3-2N-28E

DUNMAN LAWRENCE L & DEBORAH A
3130 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044A-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

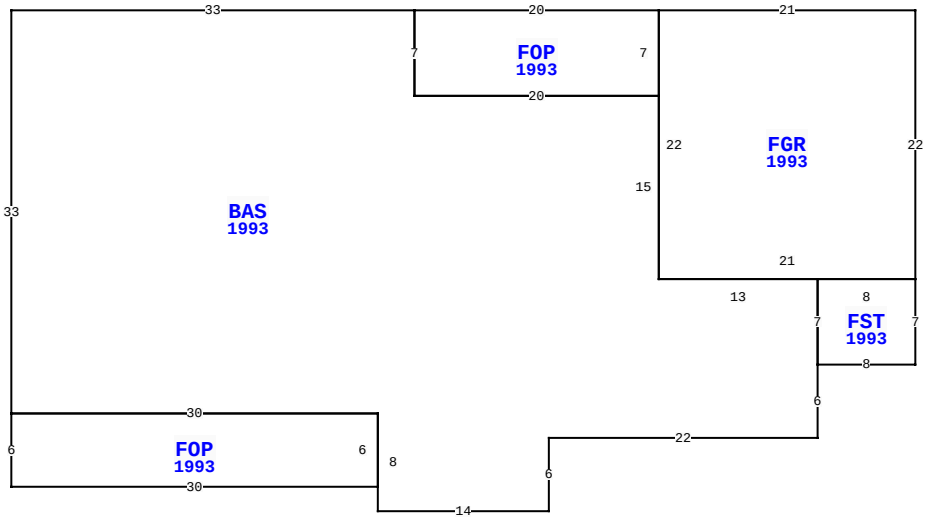
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,908	100	1,908	147,959
FGR	462	55	254	19,697
FOP	140	30	42	3,257
FOP	180	30	54	4,188
FST	56	55	31	2,404
TOTALS	2,746		2,289	177,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,289	102.9000	92.87	212,579	1985	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 1986 Heated Area: 1908 HX Base Yr 1986



3130 AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		177,503
TOTAL MARKET OB/XF VALUE		31,023
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		288,526
SOH/AGL Deduction		124,023
ASSESSED VALUE		164,503
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,503
TOTAL JUST VALUE		288,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24992	ADDITION	23,436	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0471/0133	10/01/1985	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W21 FOP=[YR=1993] W20 BAS=[YR=1993] W33 S33
FOP=[YR=1993] S6 E30 N6W30$ E30 S8 E14 N6 E22 N6
FST=[YR=1993] E8 N7 W8 S7$ N7 W13 N15 W20 N7$ S7 E20 N7$ S22
E21 N22$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
4	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	2011	2011	3	68	28,560	
5	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2011	2011	3	93	363	

LAND DESCRIPTION

TOTAL OB/XF 31,023

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		OR	137.00	318.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS