

PT OF LOTS 5,6 & PT OF ABND
HIRTH RD IN OR 1021/180 &
OR 1022/1969 OCEAN BREEZE SUB

DUNMAN JAMES R
3210 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044A-0006-0022



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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
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NEIGHBORHOOD/LOC	2021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	95,685
FEP	210	80	168	12,404
FGR	221	55	122	9,007
FST	52	55	29	2,141
UCP	255	20	51	3,766
UOP	76	20	15	1,107

TOTALS	2,110		1,681	124,111
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0200	BARN WD 0-	0	100	30	17	510.00	SF	15.00
2	0940	SHEDS/PORT	0	100	15	10	150.00	SF	22.50
3	0350	CARPORT WD	0	100	15	10	150.00	SF	8.58
4	0350	CARPORT WD	0	100	30	10	300.00	SF	8.58
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10
6	0350	CARPORT WD	0	100	0	0	532.00	SF	8.58
7	0810	CONCRETE A	0	100	20	12	240.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100			0.00	0.00	4.14

REVIEW DATE	08/23/2019	BY	DJA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,681	101.0000	91.15	153,223	1974	1984	0	0	0 19.00	81.00
1 SINGLE FAM - 100% - 2000											
Heated Area: 1296											
HX Base Yr 2000											

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

TOTAL OB/XF									
5,729									

Total Acres: 4.14	Total Land Value: 1,035,000	Market: 0	Agricultural: 0	Common: 1,035,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					156,213				
TOTAL MARKET OB/XF VALUE					5,729				
TOTAL LAND VALUE - MARKET					1,035,000				
TOTAL MARKET VALUE					1,196,942				
SOH/AGL Deduction					915,051				
ASSESSED VALUE					281,891				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					231,891				
TOTAL JUST VALUE					1,196,942				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					788,681				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15414	ELEC OTHER	200	08/01/2005
B0412683	XFOB	0	04/01/2004
6978	REPAIR/RRF	6,875	02/01/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1343/1961	8/22/2005	WD	U	I	01	100
GRANTOR: DUNMAN CARLA SUE						
GRANTEE: DUNMAN JAMES R						
1021/0180	11/27/2001	PR	U	I	19	100
GRANTOR: DUNMAN SARAH O ESTATE						
GRANTEE: DUNMAN JAMES R						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FEP=[YR=2013] W15 S14 BAS=[YR=1993] W32 S35 E15 UOP=[YR=1993] E19 FGR=[YR=1993] E13 UCP=[YR=1993] E15 N17 W15 S17\$ N17 FST=[YR=1993] N4 W13 S4 E13\$ W13 S17\$ N4 W19 S4\$ N4 E19 N17 E13 N14 W15\$ E15 N14\$.									

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