LOT 16
DUNES OF AMELIA PHASE 1
PBK 8/88

TRINDADE VICTOR P & MELISSA H
328 DUNES OF AMELIA DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

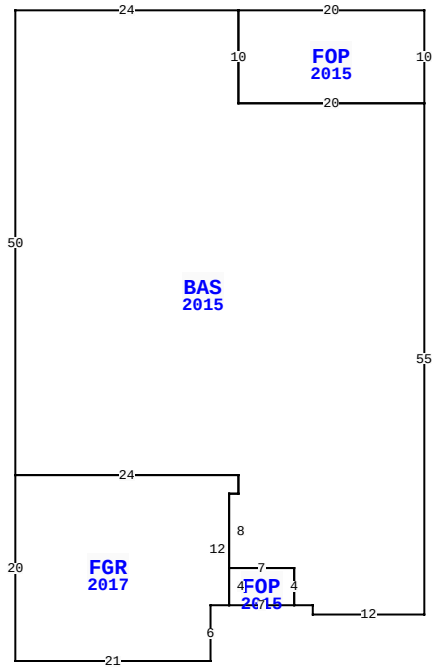
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	2,276	342,937
FGR	450	55	248	37,368
FOP	28	30	8	1,205
FOP	200	30	60	9,040
TOTALS	2,954		2,592	390,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,592	131.4864	156.14	404,715	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2023 Heated Area: 2276 HX Base Yr 2023



328 DUNES OF AMELIA DR, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		390,550
TOTAL MARKET OB/XF VALUE		16,085
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		521,635
SOH/AGL Deduction		0
ASSESSED VALUE		521,635
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		471,635
TOTAL JUST VALUE		521,635
NCON VALUE		6,600
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222405	XFOB	0	09/13/2022
20142550	CO ISSUED	0	04/28/2015
20142550	NEW CONSTR	254,680	12/04/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/0989	9/10/2019	WD	Q	I	01	445,000
GRANTOR: STUART LEE W L/E						
GRANTEE: TRINDADE VICTOR P &						
2277/1837	5/30/2019	QC	U	I	11	100
GRANTOR: STUART LEE W L/E						
GRANTEE: DA SILVA ADRIANA A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W20 BAS=[YR=2015] W24 S50 FGR=[YR=2017] S20 E21 N6 E2 FOP=[YR=2015] E7 N4 W7 S4$ N12 E1 N2 W24$ E24 S2 W1 S8 E7 S4 E2 S1 E12 N55 W20 N10$ S10 E20 N10$.

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	661.00	SF	7.00	7.00	100	2015	2015	3	96	4,442	
2	0855	CONC PAVER	0	100	0	0	240.00	SF	7.00	7.00	100	2015	2015	3	96	1,613	
3	0912	SCRN RM G	0	100	0	0	220.00	SF	20.00	20.00	100	2022	2022	3	100	4,400	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	
5	0855	CONC PAVER	0	100	0	0	220.00	SF	10.00	10.00	100	2022	2022	3	100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 16,085

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	115,000.00	115,000.00	115,000							

REVIEW DATE 04/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS