

LOT 17
IN OR 2149/923
DUNES OF AMELIA PHASE 1

VICTORIANO PAUL A
352 DUNES OF AMELIA DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,909	100	1,909	287,455
FGR	420	55	231	34,784
FOP	48	30	14	2,108
FOP	224	30	67	10,088
FUS	372	100	372	56,016
STR	44	10	4	603

TOTALS 3,017 2,597 391,054

EXTRA FEATURES

L N	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	624.00	SF	7.00	7.00	100	2017	2017	3	97	4,237	
2	0855	CONC PAVER	0 100	0	0	51.00	SF	7.00	7.00	100	2017	2017	3	97	346	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 12/11/2017 BY DJ

MARKET ADJUSTMENTS														1 SNGL FAM - 100% - 2018		Heated Area: 2281		HX Base Yr 2018	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND							
0900	01	2,597	130.0512	154.44	401,081	2017	2017	0	0	0	2.50	97.50							

352 DUNES OF AMELIA DR, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

TOTAL OB/XF 4,583

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NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE										391,054		
TOTAL MARKET OB/XF VALUE										4,583		
TOTAL LAND VALUE - MARKET										115,000		
TOTAL MARKET VALUE										510,637		
SOH/AGL Deduction										173,662		
ASSESSED VALUE										336,975		
TOTAL EXEMPTION VALUE										50,000		
BASE TAXABLE VALUE										286,975		
TOTAL JUST VALUE										510,637		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										445,351		

PERMIT NUM DESCRIPTION AMT ISSUED

20170773 CO ISSUED 0 09/22/2017

20170776 NEW CONSTR 283,229 03/16/2017

SALES DATA

OFF RECORD Number DATE TYPE INST Q / V / I RSN CD SALE PRICE

2149/0923 9/28/2017 WD Q I 02 353,200

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:VICTORIANO PAUL A

2081/1657 11/03/2016 SW Q V 05 516,000

GRANTOR:RIVERSIDE HOMES OF NO

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W16 BAS=[YR=2017] W24 S50 FGR=[YR=2017] S20 E21

N7 FOP=[YR=2017] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16

N14\$ S14 E16 N14\$ PTR= E15 FUS=[YR=2017] E20 S13

STR=[YR=2017] S11 W4 N11 E4\$ W4 S7 W16 N20\$ W15\$.

REVIEW DATE 12/11/2017 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS