

LOT 19  
IN OR 2019/473  
DUNES OF AMELIA PHASE 1

DOWNEY BRIAN E & MARY B  
426 DUNES OF AMELIA DR  
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0019-0000

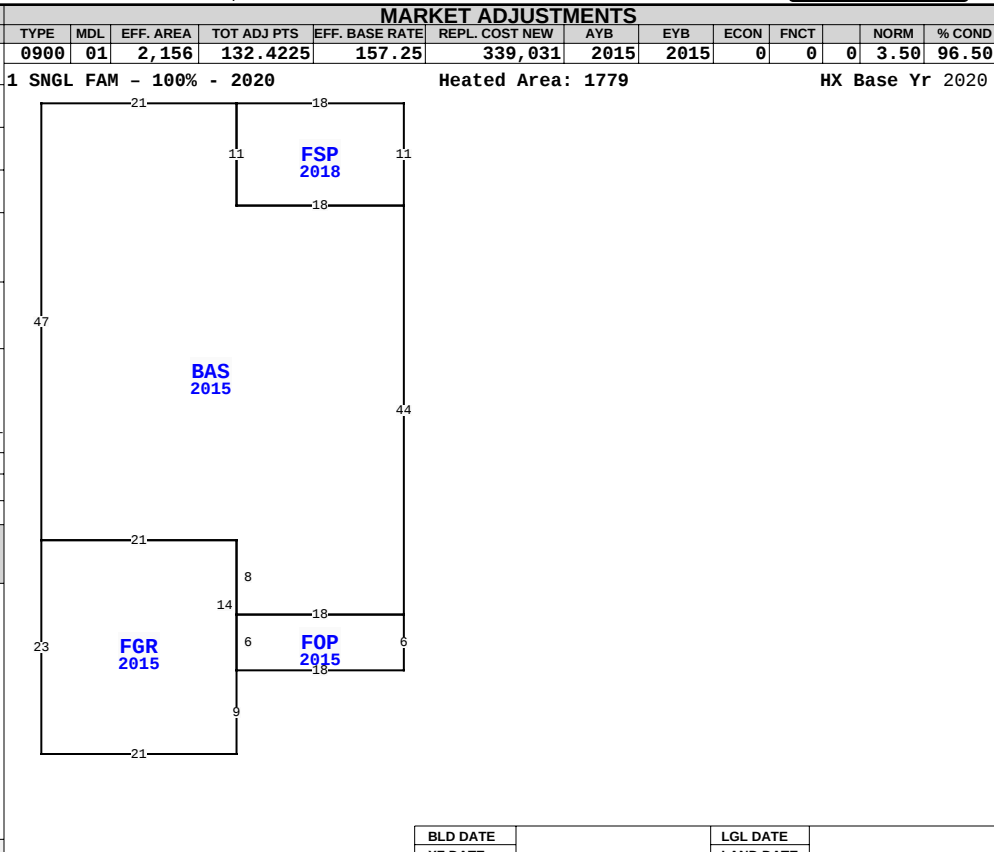


| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 100 |
| Roof Structur            | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 11 CLAY TILE 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             |
| 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       | 1,779            | 100         | 1,779        | 269,957              |
| FGR       | 483              | 55          | 266          | 40,365               |
| FOP       | 108              | 30          | 32           | 4,856                |
| FSP       | 198              | 40          | 79           | 11,988               |
| TOTALS    | 2,568            |             | 2,156        | 327,165              |

| EXTRA FEATURES |                 |
|----------------|-----------------|
| L N            | OB/XF CODE      |
| 1              | 0855 CONC PAVER |
| 2              | 0855 CONC PAVER |



| TOTAL OB/XF |  |
|-------------|--|
| 4,872       |  |

| LAND DESCRIPTION |              |
|------------------|--------------|
| L N              | USE CODE     |
| 1                | 000100 C SFR |

| NASSAU COUNTY PROPERTY    |           |
|---------------------------|-----------|
| VALUATION SUMMARY         |           |
| VALUATION BY              | STANDARD  |
| Tax Group: 2              | Tax Dist: |
| BUILDING MARKET VALUE     | 327,165   |
| TOTAL MARKET OB/XF VALUE  | 4,872     |
| TOTAL LAND VALUE - MARKET | 115,000   |
| TOTAL MARKET VALUE        | 447,037   |
| SOH/AGL Deduction         | 147,982   |
| ASSESSED VALUE            | 299,055   |
| TOTAL EXEMPTION VALUE     | 50,000    |
| BASE TAXABLE VALUE        | 249,055   |
| TOTAL JUST VALUE          | 447,037   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 391,876   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20151508   | CO ISSUED   | 0       | 11/16/2015 |
| 20151508   | NEW CONSTR  | 320,700 | 06/30/2015 |

| SALES DATA                   |            |
|------------------------------|------------|
| OFF RECORD Number            | DATE       |
| 2019/0473                    | 12/15/2015 |
| GRANTOR: D S WARE HOMES LLC  |            |
| GRANTEE: DOWNEY BRIAN E & MA |            |
| 1988/1132                    | 6/29/2015  |
| GRANTOR: PARKWAY DUNES LLC   |            |
| GRANTEE: D S WARE HOMES LLC  |            |

| BUILDING NOTES |  |
|----------------|--|
|----------------|--|

| BUILDING DIMENSIONS                                                                                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------|--|
| FSP=[YR=2018] W18 BAS=[YR=2015] W21 S47 FGR=[YR=2015] S23 E21 N9 FOP=[YR=2015] E18 N6 W18 S6\$ N14 W21\$ E21 S8 E18 N44 W18 N11\$ S11 E18 N11\$. |  |