LOT 87
IN OR 2080/1268
DUNES OF AMELIA PHASE 1

DIXON GINA M
297 DUNES OF AMELIA DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0087-0000

BUILDING CHARACTERISTICS

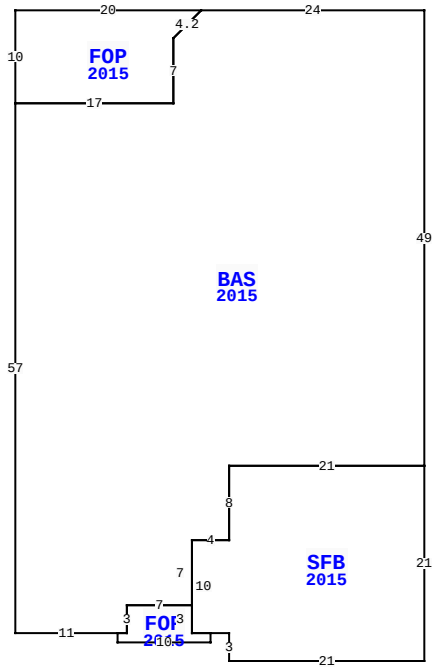
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,335	100	2,335	430,286
FOP	31	30	9	1,659
FOP	175	30	52	9,582
SFB	481	80	385	70,947
TOTALS	3,022		2,781	512,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,781	160.8077	190.96	531,060	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 0% - 0 Heated Area: 2720 HX Base Yr



297 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	512,473
TOTAL MARKET OB/XF VALUE	27,436
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	654,909
SOH/AGL Deduction	137,102
ASSESSED VALUE	517,807
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	517,807
TOTAL JUST VALUE	654,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	560,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162994	40X15SRM	6,120	11/02/2016
20142436	CO ISSUED	0	02/17/2015
20142436	NEW CONSTR	305,683	11/14/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2080/1268	10/25/2016	WD	Q	I	01	416,500
GRANTOR: D S WARE HOMES LLC						
GRANTEE: DIXON GINA M						
1951/0014	12/05/2014	SW	Q	V	05	344,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 FOP=[YR=2015] W20 S10 E17 N7 U3 R3 $ D3 L3 S7 W17 S57 E11 FOP=[YR=2015] S1 E10 N1 SFB=[YR=2015] E2 S3 E21 N21 W21 S8 W4 S10 E2$ W2 N3 W7 S3 W1$ E1 N3 E7 N7 E4 N8 E21 N49$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
3	0855	CONC PAVER	0	0	0	0	1,068.00	SF	7.00	7.00	100	2015	2015	3	96	7,177	
4	0855	CONC PAVER	0	0	0	0	668.00	SF	7.00	7.00	100	2015	2015	3	96	4,489	
5	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	74	3,700	
6	0911	SCRN RM A	0	0	40	15	600.00	SF	17.50	17.50	100	2016	2016	3	78	8,190	

LAND DESCRIPTION

TOTAL OB/XF 27,436

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 01/11/2017 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS