LOT 88
DUNES OF AMELIA PHASE 1
PBK 8/88

BLALOCK JOSIAH B & SUSAN E
315 DUNES OF AMELIA DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0088-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
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		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

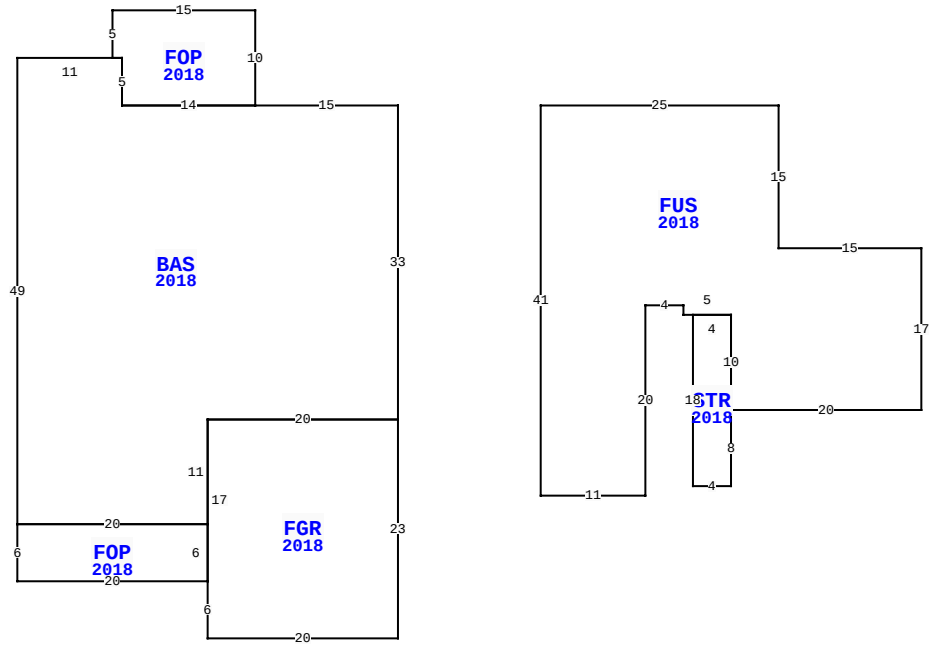
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2121.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	1,595	241,804
FGR	460	55	253	38,355
FOP	120	30	36	5,458
FOP	145	30	44	6,670
FUS	1,060	100	1,060	160,698
STR	72	10	7	1,061
TOTALS	3,452		2,995	454,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,995	129.6119	153.91	460,960	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 2655 HX Base Yr



315 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		454,046
TOTAL MARKET OB/XF VALUE		5,135
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		574,181
SOH/AGL Deduction		0
ASSESSED VALUE		574,181
TOTAL EXEMPTION VALUE	13	574,181
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		574,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		498,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172083	CO ISSUED	0	02/02/2018
20172083	NEW CONSTR	327,577	07/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/1880	12/22/2020	WD	Q	I	02	505,000
GRANTOR: GLEASON MARK E & LISA						
GRANTEE: BLALOCK JOSIAH B &						
2259/0153	2/28/2019	WD	Q	I	01	430,000
GRANTOR: NIBE PHILLIS L M						
GRANTEE: GLEASON MARK E & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W15 FOP=[YR=2018] N10 W15 S5 E1 S5 E14$ W14 N5 W11 S49 FOP=[YR=2018] S6 E20 FGR=[YR=2018] S6 E20 N23 W20 S17$ N6 W20$ E20 N11 E20 N33$ PTR=E15 FUS=[YR=2018] E25 S15 E15 S17 W20 STR=[YR=2018] S8 W4 N18 E4 S10$ N10 W5 N1 W4 S20 W11 N41$ W15$.

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	656.00	SF	7.00	7.00	100	2018	2018	3	98	4,500	
2	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00	7.00	100	2018	2018	3	98	329	
3	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2018	2018	3	98	306	

LAND DESCRIPTION

TOTAL OB/XF 5,135

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 03/14/2018 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS