

LOT 89
IN OR 2021/452
DUNES OF AMELIA PHASE 1

CHANDLER WILLIAM O & SYLVIA PATRICIA
333 DUNES OF AMELIA DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0089-0000



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	14 CARPET 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	2,328	100	2,328	404,441
FGR	481	55	265	46,038
FOP	38	30	11	1,911
FOP	175	30	52	9,034
TOTALS	3,022		2,656	461,424

EXTRA FEATURES	
L N	OB/XF CODE
1	0504
2	0855
3	0855
4	0855

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,656	151.6032	180.03	478,160	2015	2015	0	0	3.50	96.50
1 SNGL FAM - 100% - 2016 Heated Area: 2328 HX Base Yr 2016											
333 DUNES OF AMELIA DR, FERNANDINA BEACH											

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

TOTAL OB/XF	
7,000	

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	461,424
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	583,424
SOH/AGL Deduction	200,227
ASSESSED VALUE	383,197
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	333,197
TOTAL JUST VALUE	583,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	505,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151703	CO ISSUED	0	12/18/2015
20151703	NEW CONSTR	0	07/01/2015

SALES DATA	
OFF RECORD Number	DATE
2021/0452	12/29/2015
GRANTOR: D S WARE HOMES LLC	
GRANTEE: CHANDLER WILLIAM OT	
1988/1132	6/29/2015
GRANTOR: PARKWAY DUNES LLC	
GRANTEE: D S WARE HOMES LLC	

BUILDING NOTES	
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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 FGR=[YR=2015] E2 S3 E21 N21 W21 S8 W4 S10 E2\$ W2 N4 W7 S4 W1\$ E1 N4 E7 N6 E4 N8 E21 N49\$.	