

LOT 90
DUNES OF AMELIA PHASE 1
PBK 8/88

SUMMERS GENEVIEVE M & JOSHUA P
4433 TITLEIST DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0090-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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	0	0 100
Units	0	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	2,270	100	2,270	345,830
FGR	477	55	262	39,916
FOP	28	30	8	1,218
FSP	190	40	76	11,579
TOTALS	2,965		2,616	398,543

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	568.00	SF	7.00
2	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,616	132.2592	157.06	410,869	2016	2016	0	0	3.00	97.00
1 SNGL FAM - 100% - 2017 Heated Area: 2270 HX Base Yr 2017											
391 DUNES OF AMELIA DR, FERNANDINA BEACH											

TOTAL OB/XF 4,183											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0855	CONC PAVER	0	100	0	0	568.00	SF	7.00	7.00	100
2	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00	7.00	100

TOTAL OB/XF 4,183											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		398,543	
TOTAL MARKET OB/XF VALUE		4,183	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		517,726	
SOH/AGL Deduction		176,278	
ASSESSED VALUE		341,448	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		291,448	
TOTAL JUST VALUE		517,726	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		451,265	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152573	CO ISSUED	0	04/28/2016
20152573	NEW CONSTR	300,000	10/16/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2648/161	6/15/2023	WD Q	Q	I	01
GRANTOR: JYZ JAMES T TRUSTEE					
GRANTEE: SUMMERS GENEVIEVE M					
2116/0719	4/19/2017	WD U	I	I	11
GRANTOR: JYZ JAMES					
GRANTEE: JYZ FAMILY REVOCABL					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2016] W25 FSP=[YR=2016] W19 S10 E19 N10\$ S10 W19 S55 E14 FOP=[YR=2016] E7 FGR=[YR=2016] E2 S5 E21 N21 W24 S4 E1 S12\$ N4 W7 S4\$ N4 E7 N8 W1 N4 E24 N49\$.									