

LOT 91
DUNES OF AMELIA PHASE 1
PBK 8/88

LAWSON STEVE D & KAREN E
415 DUNES OF AMELIA DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0091-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2121.00		

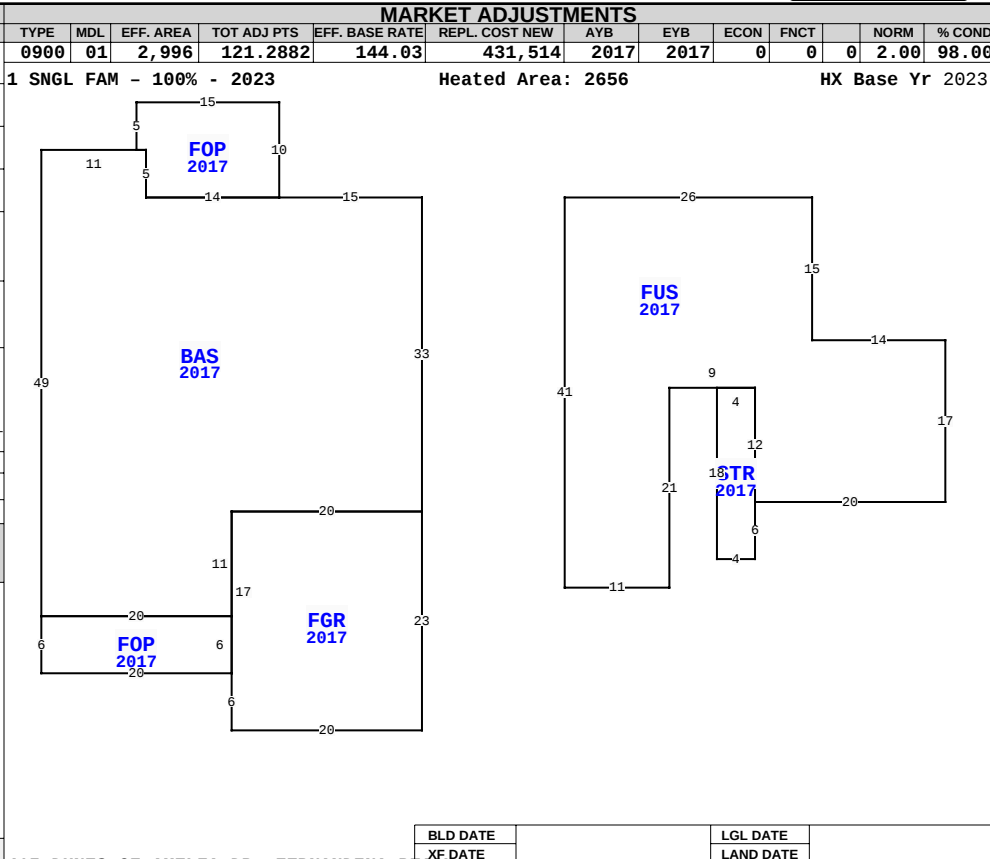
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	1,595	225,133
FGR	460	55	253	35,711
FOP	120	30	36	5,081
FOP	145	30	44	6,210
FUS	1,061	100	1,061	149,760
STR	72	10	7	988

TOTALS	3,453		2,996	422,884
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	0		664.00	SF 7.00	100	2017
2	0855	CONC PAVER	0	100	0	0		64.00	SF 7.00	100	2017
3	0855	CONC PAVER	0	100	0	0		44.00	SF 7.00	100	2017
4	0911	SCRN RM A	0	100	0	0		1,002.00	SF 17.50	100	2017
5	0861	POOL GUNIT	0	100	0	0		252.00	SF 85.00	100	2017
6	0855	CONC PAVER	0	100	0	0		750.00	SF 7.00	100	2017

LAND DESCRIPTION											
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

REVIEW DATE 01/17/2018 BY DJ



TOTAL OB/XF											
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3	0855	CONC PAVER	0	100	0	0		44.00	SF 7.00	100	2017
4	0911	SCRN RM A	0	100	0	0		1,002.00	SF 17.50	100	2017
5	0861	POOL GUNIT	0	100	0	0		252.00	SF 85.00	100	2017
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1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		422,884	
TOTAL MARKET OB/XF VALUE		43,350	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		581,234	
SOH/AGL Deduction		0	
ASSESSED VALUE		581,234	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		531,234	
TOTAL JUST VALUE		581,234	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		497,586	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173940	SCRNROOM	8,530	12/13/2017
20172897	SWIM POOL	51,700	09/22/2017
20162151	CO ISSUED	0	03/17/2017
20162151	NEW CONSTR	324,136	08/08/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2597/0021	10/18/2022	WD	Q	I	01
GRANTOR: CAVADEAS GEORGE F & L					
GRANTEE: LAWSON STEVE D & KA					
2123/1155	5/25/2017	WD	Q	I	01
GRANTOR: NEW ATLANTIC BUILDERS					
GRANTEE: CAVADEAS GEORGE F &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2017] W15 FOP=[YR=2017] N10 W15 S5 E1 S5 E14\$ W14 N5 W11 S49 FOP=[YR=2017] S6 E20 FGR=[YR=2017] S6 E20 N23 W20 S17\$ N6 W20\$ E20 N11 E20 N33\$ PTR=E15 FUS=[YR=2017] E26 S15 E14 S17 W20 STR=[YR=2017]S6 W4 N18 E4 S12\$ N12 W9 S21 W11 N41 \$ W15\$.					

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