BLOCK 1 LOT 2
IN OR 1846/415
AMELIA PARK COASTAL DISTRICT

GUECIA LINDA M
1555 OLMSTED LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102D-0001-0020

BUILDING CHARACTERISTICS

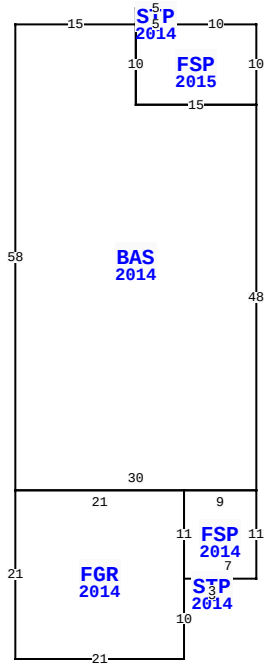
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100	1,590	279,543
FGR	441	55	243	42,722
FSP	99	40	40	7,033
FSP	150	40	60	10,548
STP	6	10	1	176
STP	10	10	1	176
TOTALS	2,296		1,935	340,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,935	127.8508	182.19	352,538	2014	2014	0	0	0	3.50	96.50

1 SFR CUST - 100% - 2015 Heated Area: 1590 HX Base Yr 2015



1555 OLMSTED LN, 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		340,199
TOTAL MARKET OB/XF VALUE		2,781
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		462,980
SOH/AGL Deduction		129,492
ASSESSED VALUE		333,488
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		283,488
TOTAL JUST VALUE		462,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150001	SCRNLANA	3,199	01/01/2015
20131790	ROOF	2,000	07/30/2013
20131723	NEW CONSTR	10,025	07/23/2013
20131284	NEW CONSTR	232,000	06/06/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1846/0415	3/18/2013	WD	Q	V	02	64,000
GRANTOR: AP LOTS LLC						
GRANTEE: GUECIA LINDA M						
1780/0991	2/14/2012	WD	U	I	11	100
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: AP LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W10 STP=[YR=2014] N2 W5 S2 E5$ W5 BAS=[YR=2014] W15 S58 FGR=[YR=2014] S21 E21 N10 FSP=[YR=2014] E2 STP=[YR=2014] S2 E3 N2 W3$ E7 N11 W9 S11$ N11 W21$ E30 N48 W15 N10$ S10 E15 N10$.

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	0810	CONCRETE A	0	100	0	0	204.00	SF	6.50	6.50	100	2014	2014	3	95	1,260	
2	0855	CONC PAVER	0	100	0	0	78.00	SF	10.00	10.00	100	2014	2014	3	95	741	
3	0476	VF 6 SBPL	0	100	0	0	18.00	LF	32.00	32.00	100	2014	2014	3	89	513	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 2,781

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	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	120,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS