

BLOCK 24 LOT 2
IN OR 2196/1139
AMELIA PARK PHASE 2 UNIT 9

QUEENEY KENNETH M & VICTORIA A
1649 OLMSTED LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0024-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		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 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1,504	260,571
FGR	560	55	308	53,361
FOP	128	30	38	6,584
FOP	128	30	38	6,584
FUS	504	100	504	87,319
STP	24	10	2	347
STP	32	10	3	520
STR	72	10	7	1,213

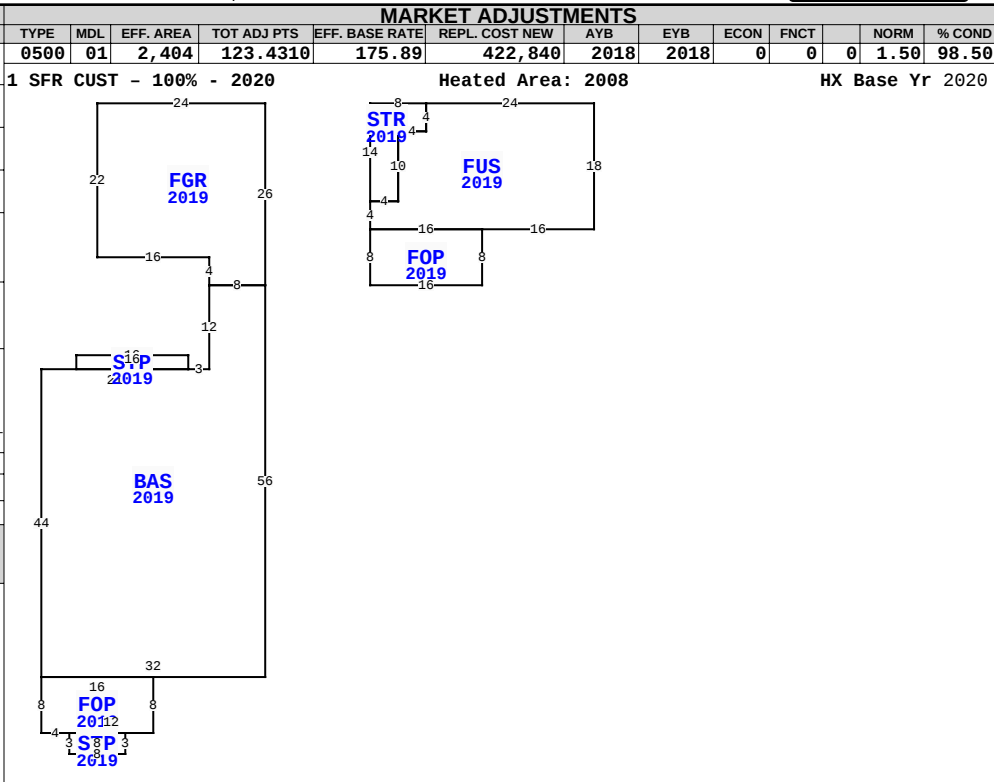
TOTALS 2,952 2,404 416,497

EXTRA FEATURES

L N	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	82.00	SF	10.00	10.00	100	2019	2019	3	99	812	
2	0810	CONCRETE A	0 100	0	0	162.00	SF	6.50	6.50	100	2019	2019	3	99	1,042	
3	0855	CONC PAVER	0 100	0	0	80.00	SF	10.00	10.00	100	2019	2019	3	99	792	
4	0476	VF 6 SBPL	0 100	0	0	10.00	LF	32.00	32.00	100	2019	2019	3	96	307	
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	0.00	0.00	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	120,000							



1649 OLMSTED LN, FERNANDINA BEACH

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

TOTAL OB/XF 3,241

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1	000100	C	SFR	100		PUD	0.00	0.00	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	120,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			416,497
TOTAL MARKET OB/XF VALUE			3,241
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			539,738
SOH/AGL Deduction			102,333
ASSESSED VALUE			437,405
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			387,405
TOTAL JUST VALUE			539,738
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			507,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183956	NEW CONSTR	283,823	11/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2196/1139	5/15/2018	WD	Q	V	02	105,000

GRANTOR: DEEN MICHAEL EARL, P

GRANTEE: QUEENEY KENNETH M &

2077/1932 10/18/2016 QC U V 11 100

GRANTOR: DEEN MICHAEL E

GRANTEE: DEEN MICHAEL EARL,

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W24 S22 E16 S4 BAS=[YR=2019] S12 W3
STP=[YR=2019] N2 W16 S2 E16\$ W21 S44 FOP=[YR=2019] S8 E4
STP=[YR=2019] S3 E8 N3 W8\$ E12 N8 W16\$ E32 N56 W8\$ E8 N26\$
PTR= E15 STR=[YR=2019] E8 FUS=[YR=2019] E24 S18 W16
FOP=[YR=2019] S8 W16 N8 E16\$ W16 N4 E4 N10 E4 N4\$ S4 W4 S10
W4 N14\$ W15\$.