

BLOCK 24 LOT 7
IN OR 1769/102
AMELIA PARK PHASE 2 UNIT 9

SANDERS TERESA E & GARY P
1619 OLMSTED LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0024-0070



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 80
Interior Floor	11	CLAY TILE 20
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.	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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,910	100	1,910	307,271
FGR	653	55	359	57,754
FOP	156	30	47	7,561
FOP	224	30	67	10,779
FUS	747	100	747	120,173
STP	12	10	1	161
UOP	346	20	69	11,100

TOTALS	4,048		3,200	514,800
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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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	234.00	SF	6.50	6.50	100	2014	2014	3	95	1,445	
2	0475	VF 4 SBPL	0	100	0	0	14.00	LF	14.00	14.00	100	2014	2014	3	89	174	
3	0855	CONC PAVER	0	100	0	0	68.00	SF	7.00	7.00	100	2014	2014	3	95	452	
4	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00	7.00	100	2014	2014	3	95	319	
5	0855	CONC PAVER	0	100	0	0	45.00	SF	7.00	7.00	100	2014	2014	3	95	299	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	97	1,940	
7	0861	POOL GUNIT	0	100	0	0	180.00	SF	170.00	170.00	100	2014	2014	3	78	23,868	

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	45.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	135,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,200	116.9872	166.71	533,472	2014	2014	0	0	0	3.50	96.50
1 SFR CUST - 100% - 2015												
Heated Area: 2657												
HX Base Yr 2015												

1619 OLMSTED LN, FERNANDINA BEACH

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

TOTAL OB/XF

28,497

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		514,800	
TOTAL MARKET OB/XF VALUE		28,497	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		678,297	
SOH/AGL Deduction		256,285	
ASSESSED VALUE		422,012	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		372,012	
TOTAL JUST VALUE		678,297	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		632,539	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140042	SWIM POOL	25,000	01/08/2014
20131560	NEW CONSTR	377,000	07/02/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1769/0102	11/21/2011	WD	U	V	11	59,900

GRANTOR: EVERBANK									
GRANTEE: SANDERS TERESA E &									
1719/0155	1/10/2011	CT	U	V	18	100			
GRANTOR: CLERK OF COURT									
GRANTEE: EVERBANK									

BUILDING NOTES

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BUILDING DIMENSIONS

FGR=[YR=2014] W36 S24 BAS=[YR=2014] S58 E2 FOP=[YR=2014] S7 E13 STP=[YR=2014] S2 E6 N2 W6\$ E19 N7 W32\$ E34 N16 UOP=[YR=2014] E4 N28 W11 S2 W4 FOP=[YR=2014] W8 S17 D3 R3 E5 N20\$ S20 E11 S6\$ N6 W16 U3 L3 N17 E12 N2 E7 N29 W13 S9 W4 S6 W6 S2 W4 N2 W9\$ E9 S2 E4 N2 E6 N6 E4 N9 E13 N9\$ PTR=E25 FUS=[YR=2014] E19 N3 E17 S5 W7 S4 E7 S21 W16 N1W1 N12 W19 N14\$ W25\$.