LOT 2
AMELIA OAKS PBK 8/85

COHEN-JARZEN LLC
4912 OLD DAWSON RD
ALBANY, GA 31721

2023

29-3N-28-0100-0002-0000

BUILDING CHARACTERISTICS

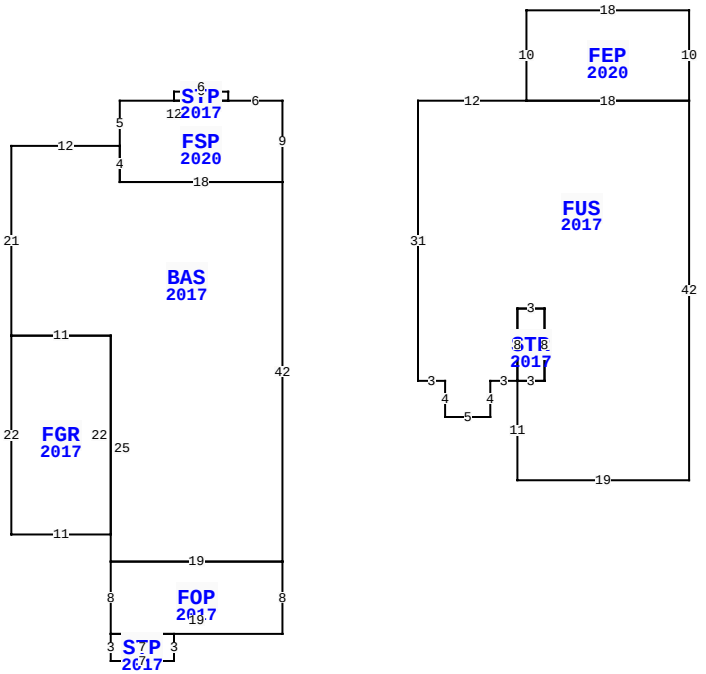
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2104.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,033	100	1,033	176,987
FEP	180	80	144	24,672
FGR	242	55	133	22,787
FOP	152	30	46	7,881
FSP	162	40	65	11,137
FUS	1,135	100	1,135	194,463
STP	6	10	1	172
STP	21	10	2	343
STR	24	10	2	343
TOTALS	2,955		2,561	438,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,561	122.6880	174.83	447,740	2017	2017	0	0	0	2.00	98.00

1 SFR CUST – 0% - 0 Heated Area: 2168 HX Base Yr



1864 AMELIA OAKS DR, FERNANDINA BEACH

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

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	0	0	0	288.00	SF	7.00	7.00	100	2017	2017	3	97	1,956	
3	0855	CONC PAVER	0	0	0	0	24.00	SF	7.00	7.00	100	2017	2017	3	97	163	
4	0476	VF 6 SBPL	0	0	0	0	12.00	LF	32.00	32.00	100	2017	2017	3	94	361	
5	0479	VF PICKET	0	0	0	0	24.00	LF	10.00	10.00	100	2017	2017	3	94	226	
6	0855	CONC PAVER	0	0	14	18	252.00	SF	10.00	10.00	100	2020	2020	3	99	2,495	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	438,785
TOTAL MARKET OB/XF VALUE	7,161
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	645,946
SOH/AGL Deduction	36,500
ASSESSED VALUE	609,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	609,446
TOTAL JUST VALUE	645,946
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	554,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190669	SUNROOM	0	12/16/2019
20160554	CO ISSUED	0	03/10/2017
20160554	NEW CONSTR	246,329	03/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/1655	6/14/2023	WD	U	I	11	100
GRANTOR: COHEN BARRY M & BARBA						
GRANTEE: COHEN-JARZEN LLC						
2501/0994	9/30/2021	WD	Q	I	01	760,000
GRANTOR: VAUGHN RICHARD RAY &						
GRANTEE: COHEN BARRY M & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W6 STP=[YR=2017] N1 W6 S1 E6 $ W12 S5
BAS=[YR=2017] W12 S21 FGR=[YR=2017] S22 E11 N22 W11$ E11 S25
FOP=[YR=2017] S8 STP=[YR=2017] S3 E7 N3 W7$ E19 N8 W19$ E19
N42 W18 N4$ S4 E18 N9$ PTR=E15 FUS=[YR=2017] E12
FEP=[YR=2020] N10 E18 S10 W18$ E18 S42 W19 N11 STR=[YR=2017]
N8 E3 S8 W3$ E3 N8 W3 S8 W3 S4 W5 N4 W3 N31$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 7,161

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 02/23/2021 BY RK Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS