

LOT 3
IN OR 2234/1104
AMELIA OAKS PBK 8/85

BIRD ANGELA JEAN
1868 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2023

29-3N-28-0100-0003-0000



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 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	2104.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,381	100	1,381	228,270
FGR	364	55	200	33,059
FOP	152	30	46	7,603
FOP	152	30	46	7,603
FSP	162	40	65	10,744
FSP	180	40	72	11,901
FUS	1,464	100	1,464	241,989
STP	28	10	3	495
STR	20	10	2	331

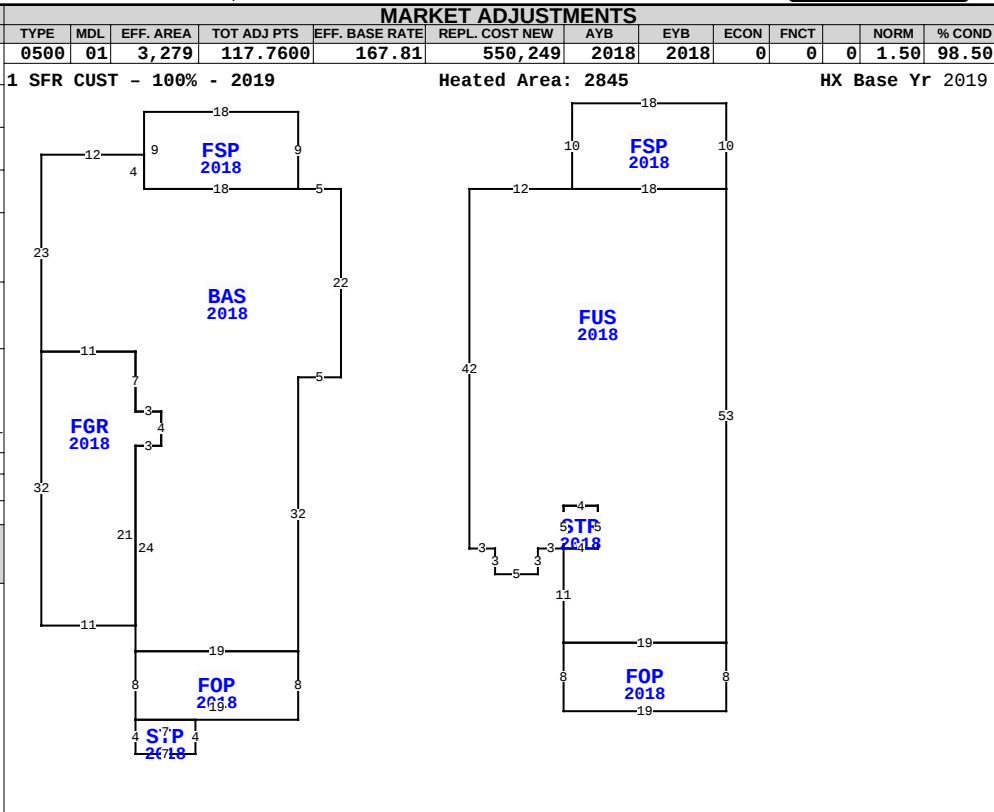
TOTALS	3,903		3,279	541,995
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EXTRA FEATURES

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	
2	0855	CONC PAVER	0 100	0	0	330.00	SF	7.00	7.00	100	2018	2018	3	98	2,264	
3	0855	CONC PAVER	0 100	0	0	24.00	SF	7.00	7.00	100	2018	2018	3	98	165	

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



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

1868 AMELIA OAKS DR, FERNANDINA BEACH

TOTAL OB/XF																4,409
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TOTAL OB/XF																4,409
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		541,995	
TOTAL MARKET OB/XF VALUE		4,409	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		746,404	
SOH/AGL Deduction		250,804	
ASSESSED VALUE		495,600	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		445,600	
TOTAL JUST VALUE		746,404	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		643,678	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172132	CO ISSUED	0	11/01/2018
20172132	NEW CONSTR	348,832	07/12/2017

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2234/1104	11/02/2018	SW	Q	I	01	569,800

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2234/1104	11/02/2018	SW	Q	I	01	569,800

GRANTOR: D & H HOMES LLC

GRANTEE: BIRD ANGELA JEAN

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BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2018] W5 FSP=[YR=2018] N9 W18 S9 E18\$ W18 N4 W12 S23
FGR=[YR=2018] S32 E11 N21 E3 N4 W3 N7 W11\$ E11 S7 E3 S4 W3
S24 FOP=[YR=2018] S8 STP=[YR=2018] S4 E7 N4 W7\$ E19 N8 W19\$
E19 N32 E5 N22\$ PTR=E15 FUS=[YR=2018] E12 FSP=[YR=2018] N10
E18 S10 W18\$ E18 S53 FOP=[YR=2018] S8 W19 N8 E19\$ W19 N11
STR=[YR=2018] N5 E4 S5 W4\$ E4 N5 W4 S5 W3 S3 W5 N3 W3 N42\$
W15\$.