

LOT 4
IN OR 2196/3
AMELIA OAKS PBK 8/85

HOOKER JOSEPH R & AMELIA E
1872 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2023

29-3N-28-0100-0004-0000



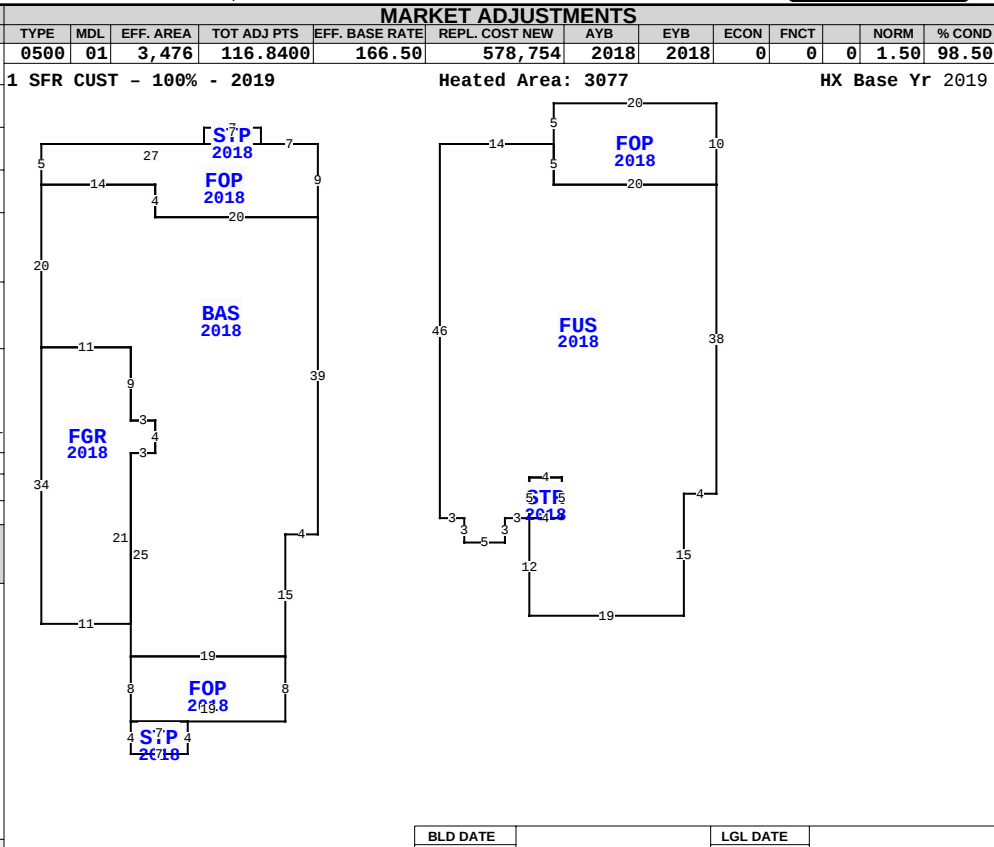
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,402	100	1,402	229,932
FGR	386	55	212	34,769
FOP	152	30	46	7,544
FOP	200	30	60	9,840
FOP	250	30	75	12,301
FUS	1,675	100	1,675	274,705
STP	14	10	1	164
STP	28	10	3	493
STR	20	10	2	328
TOTALS	4,127		3,476	570,073

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	
2	0855	CONC PAVER	0 100	0	0	257.00	SF	7.00	7.00	100	
3	0855	CONC PAVER	0 100	0	0	24.00	SF	7.00	7.00	100	
4	0855	CONC PAVER	0 100	0	0	588.00	SF	7.00	7.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,476	116.8400	166.50	578,754	2018	2018	0	0	1.50	98.50
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
TOTAL OB/XF 7,942											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		570,073	
TOTAL MARKET OB/XF VALUE		7,942	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		778,015	
SOH/AGL Deduction		259,123	
ASSESSED VALUE		518,892	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		468,892	
TOTAL JUST VALUE		778,015	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		671,129	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170568	CO ISSUED	0	05/03/2018
20170568	NEW CONSTR	378,765	03/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2196/0003	5/11/2018	SW	Q	I	01
SALE PRICE					
574,800					
GRANTOR: D & H HOMES LLC					
GRANTEE: HOOKER JOSEPH R & A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2018] W7 STP=[YR=2018] N2 W7 S2 E7 \$ W27 S5											
BAS=[YR=2018] S20 FGR=[YR=2018] S34 E11 N21 E3 N4 W3 N9 W11\$											
E11 S9 E3 S4 W3 S25 FOP=[YR=2018] S8 STP=[YR=2018] S4 E7 N4											
W7\$ E19 N8 W19\$ E19 N15 E4 N39 W20 N4 W14 \$ E14 S4 E20 N9\$											
PTR=E15 FUS=[YR=2018] E14 FOP=[YR=2018] N5 E20 S10 W20 N5\$ S5											
E20 S38 W4 S15 W19 N12 STR=[YR=2018] N5 E4 S5 W4\$ E4 N5 W4 S5											
W3 S3 W5 N3 W3 N46\$ W15\$.											