

LOT 6
AMELIA OAKS PBK 8/85

BENDER KEITH WILLIAM
1878 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2023

29-3N-28-0100-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
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	06	Quality Level 06
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	1,389	100	1,389	231,565
FGR	320	55	176	29,342
FOP	152	30	46	7,669
FOP	152	30	46	7,669
FOP	167	30	50	8,336
FOP	190	30	57	9,503
FST	25	55	14	2,334
FUS	1,489	100	1,489	248,237
STP	12	10	1	167
STP	24	10	2	334
TOTALS	3,920		3,270	545,155

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		243.00	SF 10.00
2	0855	CONC PAVER	0	100	0	0		28.00	SF 10.00
3	0476	VF 6 SBPL	0	100	0	0		12.00	LF 32.00
4	0479	VF PICKET	0	100	0	0		33.00	LF 10.00
5	0855	CONC PAVER	0	100	0	0		358.00	SF 10.00
6	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,270	120.6120	171.87	562,015	2015	2015	0	0
1 SFR CUST - 100% - 2020 Heated Area: 2878 HX Base Yr 2020									

TOTAL OB/XF									
8,622									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					545,155				
TOTAL MARKET OB/XF VALUE					8,622				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					753,777				
SOH/AGL Deduction					252,687				
ASSESSED VALUE					501,090				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					451,090				
TOTAL JUST VALUE					753,777				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					649,595				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142240	CO ISSUED	0	07/16/2015
20142238	NEW CONSTR	266,373	10/16/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2321/1988	11/27/2019	WD	Q	I	01	640,000
GRANTOR: CANTRELL JONATHAN H &						
GRANTEE: BENDER KEITH WILLIA						
2071/0364	9/06/2016	SW	Q	I	01	599,000
GRANTOR: D & H HOMES LLC						
GRANTEE: CANTRELL JONATHAN H						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2015] W5 FOP=[YR=2015] N9 W7 STP=[YR=2015] N2 W6 S2 E6\$ W12 S5 E1 S4 E18\$ W18 N4 W12 S24 FGR=[YR=2015] S30 E11 N25 FST=[YR=2015] E3 N5 W5 S5 E2\$ W2 N5 W9\$ E14 S5 W3 S29 FOP=[YR=2015] S8 STP=[YR=2015] S4 E6 N4 W6\$ E19 N8 W19\$ E19 N32 E5 N22\$ PTR=E20 FUS=[YR=2015] E11 FOP=[YR=2015] N10 E19 S10 W19\$ E19 S53 FOP=[YR=2015] S8 W19 N8 E19\$ W19 N11 W3 S4 W5 N4 W3 N42\$ W20\$.									