

LOT 7
IN OR 2209/936
AMELIA OAKS PBK 8/85

LOUIS THOMAS W & KRISTEN J L/E/
1882 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2023

29-3N-28-0100-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

--	--	--

Quality 04 Quality Level 04

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	1,449	100	1,449	245,898
FGR	264	55	145	24,607
FOP	150	30	45	7,637
FOP	152	30	46	7,807
FUS	1,003	100	1,003	170,211
STP	10	10	1	170
STP	24	10	2	340
UST	136	45	61	10,352
UST	210	45	94	15,952

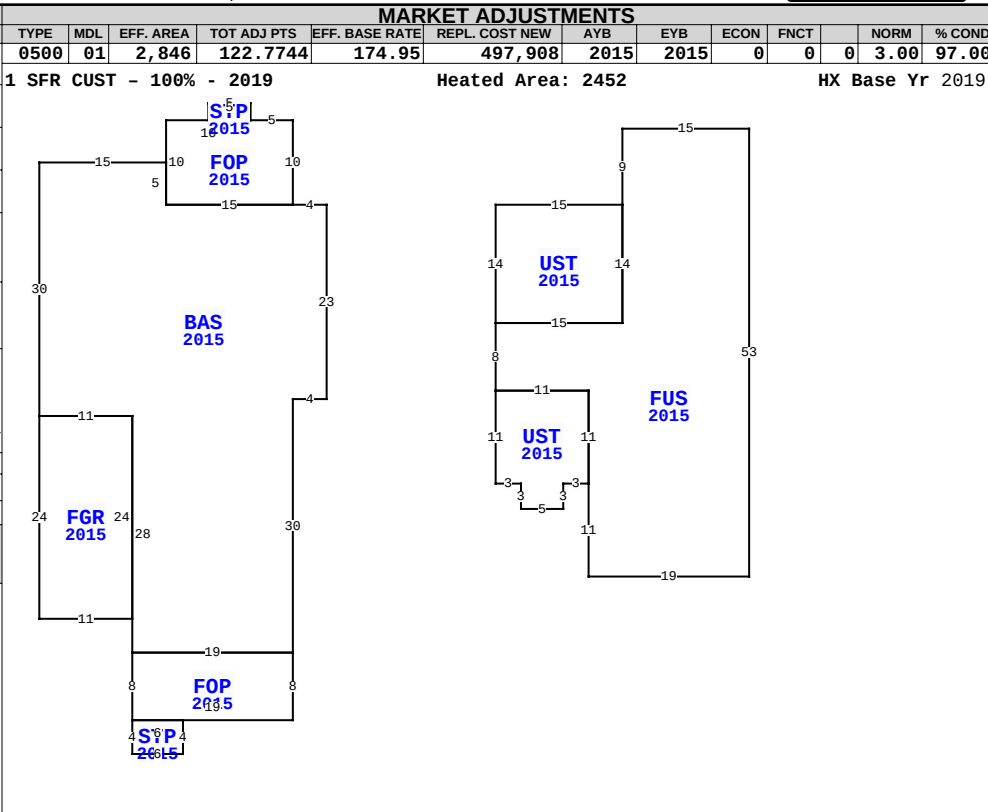
TOTALS 3,398 2,846 482,971

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	0855	CONC PAVER	0 100	0	0	198.00	SF	10.00	10.00	100	2015	2015	3	96	1,901	
2	0855	CONC PAVER	0 100	0	0	21.00	SF	10.00	10.00	100	2015	2015	3	96	202	
3	0476	VF 6 SBPL	0 100	0	0	12.00	LF	32.00	32.00	100	2015	2015	3	90	346	
4	0479	VF PICKET	0 100	0	0	22.00	LF	10.00	10.00	100	2015	2015	3	90	198	
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	

LAND DESCRIPTION			TOTAL OB/XF 4,587													
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00

REVIEW DATE 01/14/2021 BY TWA



1882 AMELIA OAKS DR, FERNANDINA BEACH

TOTAL OB/XF 4,587									
-------------------	--	--	--	--	--	--	--	--	--

TOTAL OB/XF 4,587									
-------------------	--	--	--	--	--	--	--	--	--

Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				482,971	
TOTAL MARKET OB/XF VALUE				4,587	
TOTAL LAND VALUE - MARKET				200,000	
TOTAL MARKET VALUE				687,558	
SOH/AGL Deduction				235,228	
ASSESSED VALUE				452,330	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				402,330	
TOTAL JUST VALUE				687,558	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				591,733	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142238	CO ISSUED	0	07/16/2015
20142240	NEW CONSTR	313,255	10/16/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2209/0936	1/16/2018	QC U	I	11	
GRANTOR: LOUIS THOMAS W & KRIS					
GRANTEE: LOUIS KRISTEN J & T					
2044/1359	5/05/2016	SW Q	I	01	455,000
GRANTOR: D & H HOMES LLC					
GRANTEE: LOUIS THOMAS W & KR					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2015] W4 FOP=[YR=2015] N10 W5 STP=[YR=2015] N2 W5 S2 E5\$ W10 S10 E15\$ W15 N5 W15 S30 FGR=[YR=2015] S24 E11 N24 W11\$ E11 S28 FOP=[YR=2015] S8 STP=[YR=2015] S4 E6 N4 W6 \$ E19 N8 W19\$ E19 N30 E4 N23\$ PTR=E20 UST=[YR=2015] E15 FUS=[YR=2015] N9 E15 S53 W19 N11 UST=[YR=2015] W3 S3 W5 N3 W3 N11 E11 S11\$ N11 W11 N8 E15 N14\$ S14 W15 N14\$ W20\$.									