

LOT 8
IN OR 2052/1546
AMELIA OAKS PBK 8/85

BRIGGS ROBIN A
1886 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2023

29-3N-28-0100-0008-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	10	ABOVE AVG 100	0500	01	3,052	114.0800	162.56	496,133	2016	2016	0	0	2.50	97.50	VALUATION BY STANDARD													
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2017													Heated Area: 2798												
Roof Cover	11	SLATE 100														HX Base Yr 2017												
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		3 100																										
Bathrooms		3.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units	0	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	1,449	100	1,449	229,660																								
FGR	264	55	145	22,982																								
FOP	152	30	46	7,291																								
FSP	150	40	60	9,510																								
FUS	1,349	100	1,349	213,811																								
STP	12	10	1	159																								
STP	24	10	2	317																								
TOTALS			3,400	3,052	483,730																							
EXTRA FEATURES			1886 AMELIA OAKS DR, FERNANDINA BEACH																									
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	2016	2016	3	98	1,960													
2	0855	CONC PAVER	0 100	0	0	270.00	SF	10.00	10.00	100	2016	2016	3	97	2,619													
3	0855	CONC PAVER	0 100	0	0	27.00	SF	10.00	10.00	100	2016	2016	3	97	262													
4	0476	VF 6 SBPL	0 100	0	0	12.00	LF	32.00	32.00	100	2016	2016	3	92	353													
5	0479	VF PICKET	0 100	0	0	16.00	LF	10.00	10.00	100	2016	2016	3	92	147													
6	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276													
TOTAL OB/XF 5,617																												
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											
REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS																												