

LOT 13
IN OR 2178/1324
AMELIA OAKS PBK 8/85

LEE RICHARD D & POLLY D
1906 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2023

29-3N-28-0100-0013-0000



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 60
Interior Floor	12	HARDWOOD 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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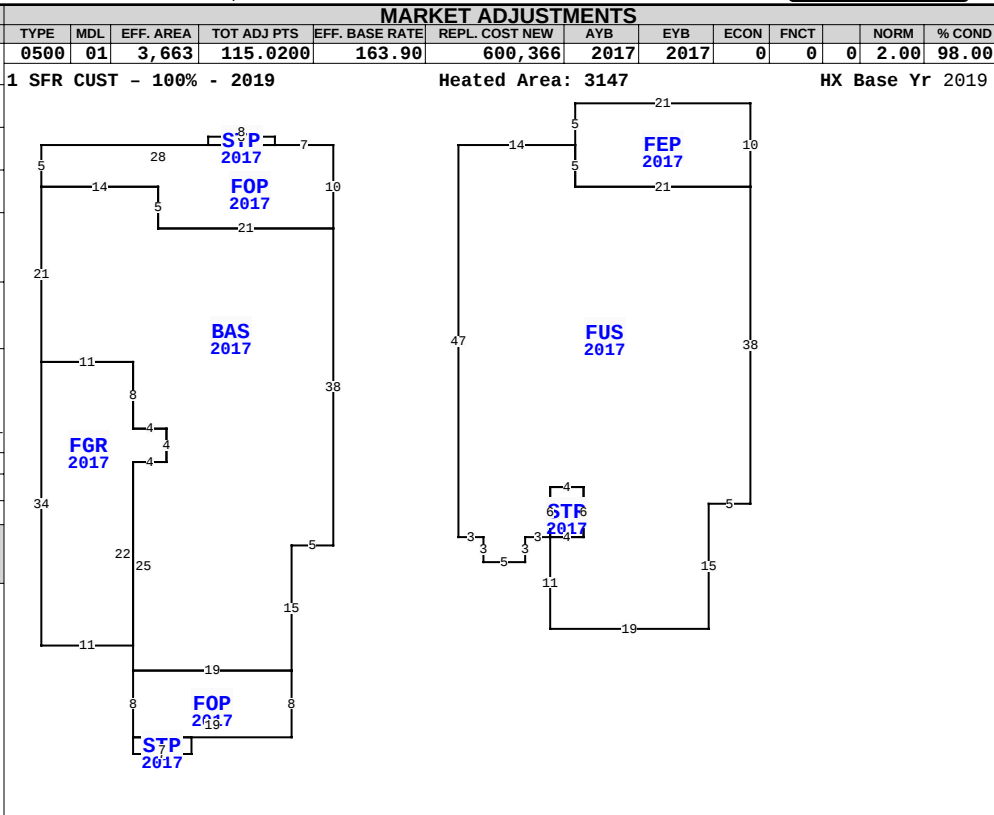
NEIGHBORHOOD/LOC	2104.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,427	100	1,427	229,207
FEP	210	80	168	26,984
FGR	390	55	214	34,374
FOP	152	30	46	7,388
FOP	280	30	84	13,493
FUS	1,720	100	1,720	276,270
STP	8	10	1	161
STP	14	10	1	161
STR	24	10	2	321
TOTALS	4,225		3,663	588,359

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	333.00	SF	7.00	7.00	100	2017	2017	3	97	2,261	
3	0855	CONC PAVER	0	100	0	0	24.00	SF	7.00	7.00	100	2017	2017	3	97	163	
4	0855	CONC PAVER	0	100	0	0	388.00	SF	7.00	7.00	100	2017	2017	3	97	2,635	
5	0476	VF 6 SBPL	0	100	0	0	10.00	LF	32.00	32.00	100	2017	2017	3	94	301	
6	0479	VF PICKET	0	100	0	0	40.00	LF	10.00	10.00	100	2017	2017	3	94	376	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



1906 AMELIA OAKS DR, FERNANDINA BEACH

TOTAL OB/XF																	7,696
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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		588,359			
TOTAL MARKET OB/XF VALUE		7,696			
TOTAL LAND VALUE - MARKET		200,000			
TOTAL MARKET VALUE		796,055			
SOH/AGL Deduction		263,399			
ASSESSED VALUE		532,656			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		482,656			
TOTAL JUST VALUE		796,055			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		687,567			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162305	CO ISSUED	0	02/14/2018
20162305	NEW CONSTR	378,765	08/22/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2178/1324	2/16/2018	SW	Q	I	02	565,400
GRANTOR: D & H HOMES LLC						
GRANTEE: LEE RICHARD D & POL						

BUILDING NOTES																
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BUILDING DIMENSIONS																
FOP=[YR=2017] W7 STP=[YR=2017] N1 W8 S1 E8 \$ W28 S5 BAS=[YR=2017] S21 FGR=[YR=2017] S34 E11 N22 E4 N4 W4 N8 W11\$ E11 S8 E4 S4 W4 S25 FOP=[YR=2017] S8 STP=[YR=2017] S2 E7 N2 W7\$ E19 N8 W19\$ E19 N15 E5 N38 W21 N5 W14 \$ E14 S5 E21 N10\$ PTR=E15 FUS=[YR=2017] E14 FEP=[YR=2017] N5 E21 S10 W21 N5\$ S5 E21 S38 W5 S15 W19 N11 STR=[YR=2017] N6 E4 S6 W4\$ E4 N6 W4 S6 W3 S3 W5 N3 W3 N47\$ W15\$.																