

LOT 14
IN OR 2137/181
AMELIA OAKS PBK 8/85

RHODES JULIE M
1910 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2023

29-3N-28-0100-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 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		3 100
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	1,362	100	1,362	232,982
FGR	372	55	205	35,067
FOP	152	30	46	7,868
FOP	152	30	46	7,868
FOP	167	30	50	8,553
FOP	180	30	54	9,237
FUS	1,456	100	1,456	249,062
STP	6	10	1	172
STP	14	10	1	172
STR	28	10	3	514
TOTALS	3,889		3,224	551,494

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017
2	0855	CONC PAVER	0 100	0	0	279.00	SF	7.00	7.00	100	2017
3	0855	CONC PAVER	0 100	0	0	24.00	SF	7.00	7.00	100	2017
4	0855	CONC PAVER	0 100	0	0	104.00	SF	7.00	7.00	100	2017

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,224	122.4888	174.55	562,749	2017	2017	0	0	2.00	98.00
1 SFR CUST - 100% - 2018											
Heated Area: 2818											
HX Base Yr 2018											

TOTAL OB/XF											
4,723											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		551,494	
TOTAL MARKET OB/XF VALUE		4,723	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		756,217	
SOH/AGL Deduction		285,818	
ASSESSED VALUE		470,399	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		420,399	
TOTAL JUST VALUE		756,217	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		652,320	

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I RSN CD SALE PRICE
2137/0181	7/31/2017	SW Q	I 02 563,900
GRANTOR: D & H HOMES LLC			
GRANTEE: RHODES JULIE M			

BUILDING DIMENSIONS											
BAS=[YR=2017] W5 FOP=[YR=2017] N9 W7 STP=[YR=2017] N1 W6 S1 E6\$ W12 S5 E1 S4 E18\$ W18 N4 W12 S21 FGR=[YR=2017] S33 E11 N22 E3 N3 W3 N8 W11\$ E11 S8 E3 S3 W3 S26 FOP=[YR=2017] S8 STP=[YR=2017] S2 E7 N2 W7 \$ E19 N8 W19\$ E19 N32 E5 N22\$ PTR=E15 FUS=[YR=2017] E12 FOP=[YR=2017] N10 E18 S10 W18\$ E18 S53 FOP=[YR=2017] S8 W19 N8 E19\$ W19 N11 STR=[YR=2017] N7 E4 S7 W4\$ E4 N7 W4 S7 W3 S3 W5 N3 W3 N42\$ W15\$.											