LOT 15
IN OR 2212/1140
AMELIA OAKS PBK 8/85

BARNES BECKIE LIVING TRUST/BARNES BECKIE TRUSTEE
1914 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2023

29-3N-28-0100-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

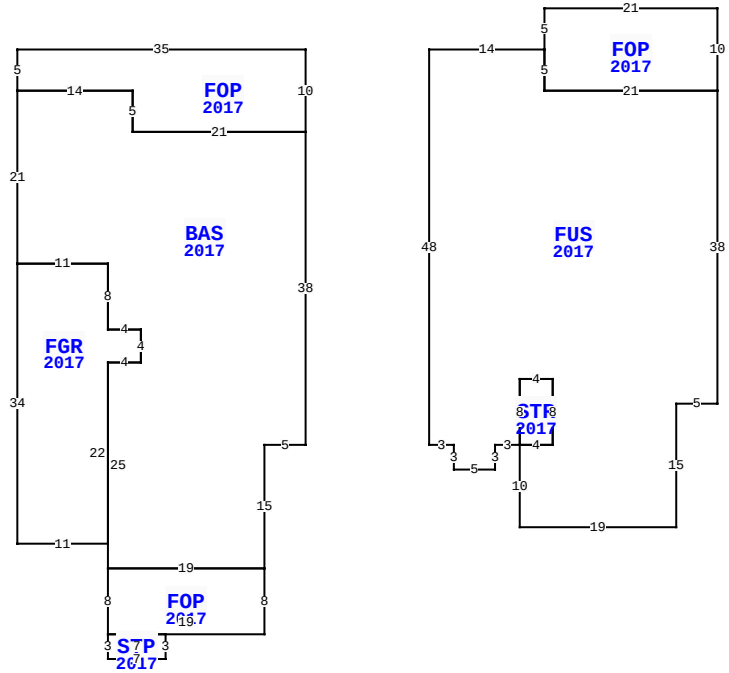
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,427	100	1,427	227,865
FGR	390	55	214	34,172
FOP	152	30	46	7,345
FOP	210	30	63	10,060
FOP	280	30	84	13,413
FUS	1,723	100	1,723	275,131
STP	21	10	2	319
STR	32	10	3	479
TOTALS	4,235		3,562	568,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,562	114.3450	162.94	580,392	2017	2017	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2019 Heated Area: 3150 HX Base Yr 2019



1914 AMELIA OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		568,784
TOTAL MARKET OB/XF VALUE		4,864
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		773,648
SOH/AGL Deduction		257,501
ASSESSED VALUE		516,147
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		466,147
TOTAL JUST VALUE		773,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		668,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161280	CO ISSUED	0	03/28/2017
20161280	NEW CONSTR	378,765	05/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2212/1140	7/18/2018	WD	Q	I	01	602,600
GRANTOR: VARNEY ARDEN R & JANI						
GRANTEE: BECKIE BARNES LIVIN						
2112/1914	4/07/2017	SW	Q	I	02	547,100
GRANTOR: D & H HOMES LLC						
GRANTEE: VARNEY ARDEN R & JA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W35S5 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] S3 E7 N3 W7 $ E19 N8 W19$ E19 N15 E5 N38 W21 N5 W14$ E14 S5 E21 N10$ PTR=E15 FUS=[YR=2017] E14 FOP=[YR=2017] N5 E21 S10 W21 N5$ S5 E21 S38 W5 S15 W19 N10 STR=[YR=2017] N8 E4 S8 W4$ E4 N8 W4 S8 W3 S3 W5 N3 W3 N48$ W15$.

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	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	320.00	SF	7.00	7.00	100	2017	2017	3	97	2,173	
3	0855	CONC PAVER	0	100	0	0	24.00	SF	7.00	7.00	100	2017	2017	3	97	163	
4	0476	VF 6 SBPL	0	100	0	0	12.00	LF	32.00	32.00	100	2017	2017	3	94	361	
5	0479	VF PICKET	0	100	0	0	22.00	LF	10.00	10.00	100	2017	2017	3	94	207	

LAND DESCRIPTION

TOTAL OB/XF 4,864

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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 04/20/2017 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS