LOT 20
AMELIA OAKS PBK 8/85

LEBITZ RAYMOND/HOLDAN-LEBITZ SANDRA KAY
1934 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2023

29-3N-28-0100-0020-0000

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	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 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	03	Quality Level 03

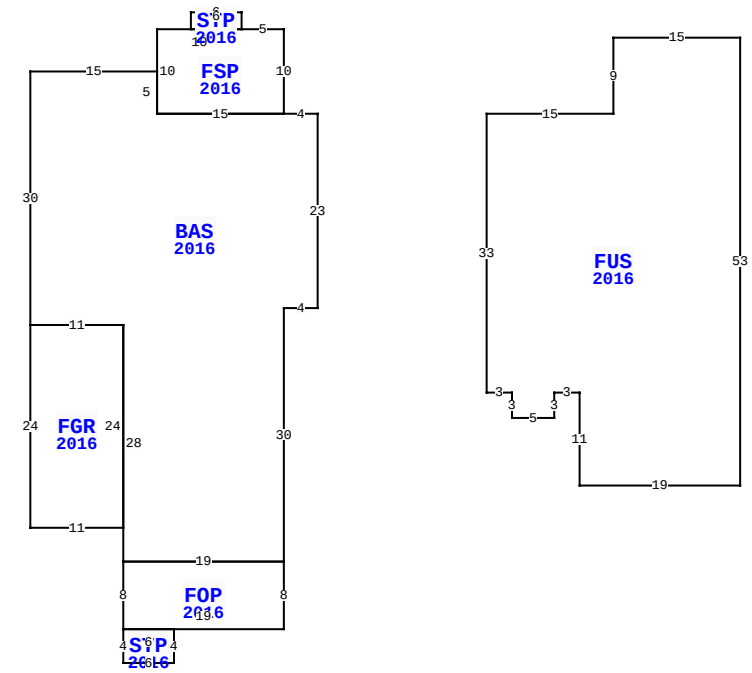
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2104.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,449	100	1,449	242,263
FGR	264	55	145	24,243
FOP	152	30	46	7,691
FSP	150	40	60	10,032
FUS	1,349	100	1,349	225,544
STP	12	10	1	167
STP	24	10	2	334
TOTALS	3,400		3,052	510,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,052	120.3360	171.48	523,357	2016	2016	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2020 Heated Area: 2798 HX Base Yr 2020



1934 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		510,273
TOTAL MARKET OB/XF VALUE		5,348
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		715,621
SOH/AGL Deduction		242,704
ASSESSED VALUE		472,917
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		422,917
TOTAL JUST VALUE		715,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152210	CO ISSUED	0	06/02/2016
20152210	NEW CONSTR	306,039	10/12/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2275/0261	5/13/2019	TD	Q	I	02	550,000
GRANTOR: PELLEGRINI FAMILY TRU						
GRANTEE: LEBITZ RAYMOND & SA						
2103/0690	2/22/2017	WD	U	I	11	100
GRANTOR: PELLEGRINI JOHN & TRI						
GRANTEE: PELLEGRINI FAMILY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W4 FSP=[YR=2016] N10 W5 STP=[YR=2016] N2 W6 S2 E6$ W10 S10 E15$ W15 N5 W15 S30 FGR=[YR=2016] S24 E11 N24 W11$ E11 S28 FOP=[YR=2016] S8 STP=[YR=2016] S4 E6 N4 W6 $ E19 N8 W19$ E19 N30 E4 N23$ PTR=E20 FUS=[YR=2016] E15 N9 E15 S53 W19 N11 W3 S3 W5 N3 W3 N33$ W20$.

EXTRA FEATURES

LN	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	216.00	SF	10.00	10.00	100	2016	2016	3	97	2,095	
3	0855	CONC PAVER	0	100	0	0	24.00	SF	10.00	10.00	100	2016	2016	3	97	233	
4	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2016	2016	3	92	1,060	

LAND DESCRIPTION

TOTAL OB/XF 5,348

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 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