



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	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

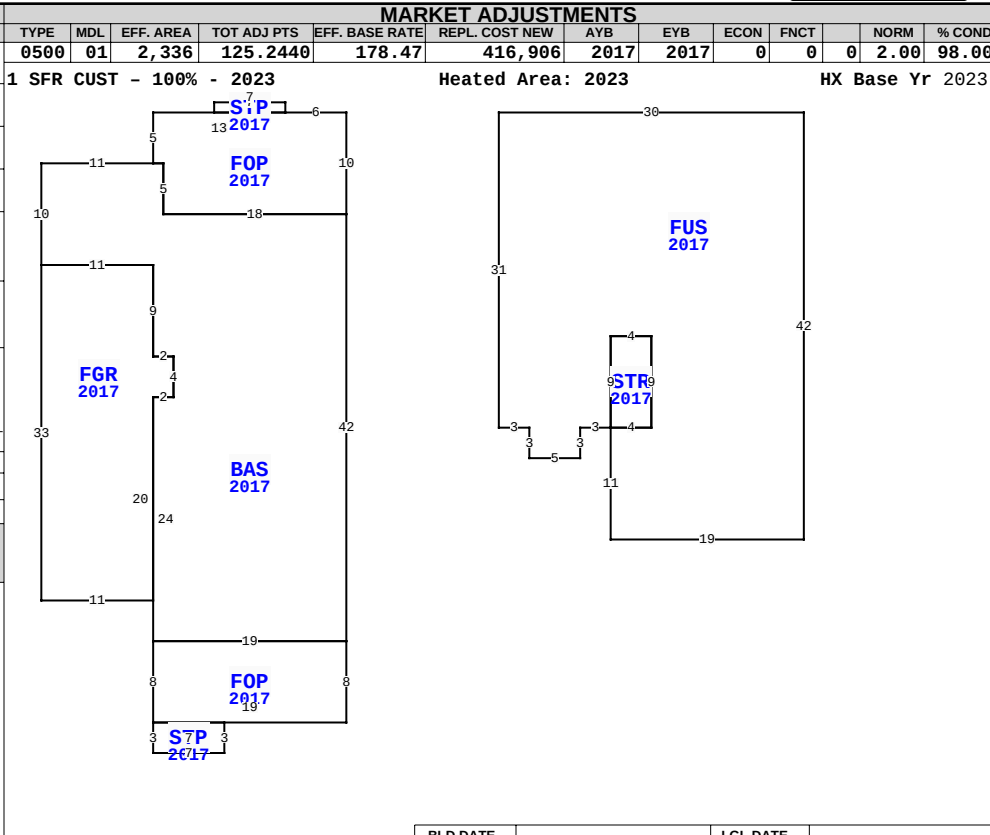
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2104.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	905	100	905	158,285
FGR	371	55	204	35,680
FOP	152	30	46	8,046
FOP	185	30	56	9,794
FUS	1,118	100	1,118	195,538
STP	7	10	1	174
STP	21	10	2	350
STR	36	10	4	700
TOTALS	2,795		2,336	408,568

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	247.00	SF	7.00	7.00	100	2017	2017	3	97	1,677	
3	0855	CONC PAVER	0 100	8	3	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	48.00	LF	10.00	10.00	100	2017	2017	3	94	451	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



1945 AMELIA OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
247.00	SF	7.00	7.00	100	2017	2017	3	97	1,677	
24.00	SF	7.00	7.00	100	2017	2017	3	97	163	
12.00	LF	32.00	32.00	100	2017	2017	3	94	361	
48.00	LF	10.00	10.00	100	2017	2017	3	94	451	

TOTAL OB/XF											4,612	
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPH	%	TOT	UNIT	ADJ UNIT	L
D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VA
		0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	:

REVIEW DATE 09/21/2017 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		408,568	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		613,180	
SOH/AGL Deduction		ASSESSED VALUE		613,180	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		613,180	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				525,461	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162022	CO ISSUED	0	08/21/2017
20162022	NEW CONSTR	233,221	07/27/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2344/1216	3/02/2020	WD	Q	I	02
GRANTOR: AUSTIN JAMES D & KIMB					452,500
GRANTEE: FREEMAN HARLEY D &					
2147/1676	9/25/2017	WD	Q	I	02
GRANTOR: POWELL MARY & JAMES					438,000
GRANTEE: AUSTIN JAMES D & KI					

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=2017] W6 STP=[YR=2017] N1 W7 S1 E7 \$ W13 S5	
BAS=[YR=2017] W11 S10 FGR=[YR=2017] S33 E11 N20 E2 N4 W2 N9	
W11\$ E11 S9 E2 S4 W2 S24 FOP=[YR=2017] S8 STP=[YR=2017] S3 E7	
N3 W7 \$ E19 N8 W19\$ E19 N42 W18 N5 W1\$ E1 S5 E18 N10\$ PTR=E15	
FUS=[YR=2017] E30 S42 W19 N11 STR=[YR=2017] N9 E4 S9 W4\$ E4	
N9 W4 S9 W3 S3 W5 N3 W3 N31\$ W15\$.	