LOT 24
AMELIA OAKS PBK 8/85

HAMANN GREGORY JOHN
1949 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2023

29-3N-28-0100-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

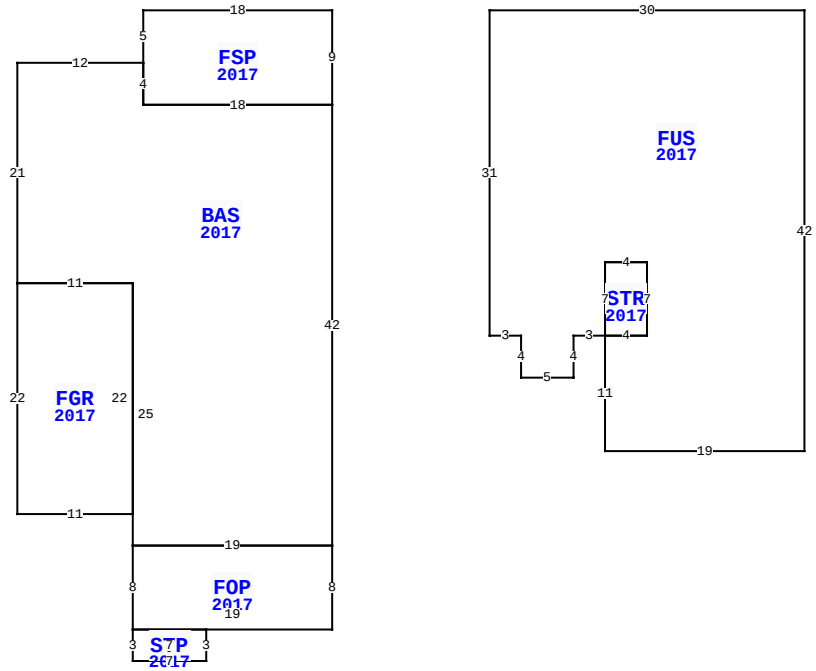
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD 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	1,033	100	1,033	182,515
FGR	242	55	133	23,499
FOP	152	30	46	8,127
FSP	162	40	65	11,485
FUS	1,131	100	1,131	199,830
STP	21	10	2	354
STR	28	10	3	530
TOTALS	2,769		2,413	426,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,413	126.5180	180.29	435,040	2017	2017	0	0	0	2.00	98.00

1 SFR CUST - 100% - 2022 Heated Area: 2164 HX Base Yr 2022



1949 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		426,339
TOTAL MARKET OB/XF VALUE		3,827
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		630,166
SOH/AGL Deduction		73,290
ASSESSED VALUE		556,876
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		506,876
TOTAL JUST VALUE		630,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162316	CO ISSUED	0	08/24/2017
20162316	NEW CONSTR	257,138	08/22/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2355/1675	4/17/2020	WD	Q	I	02	452,000
GRANTOR: GARBER AMY N						
GRANTEE: HAMANN GREGORY JOHN						
2147/1697	9/26/2017	SW	Q	I	01	413,800
GRANTOR: D & H HOMES LLC						
GRANTEE: GARBER AMY N						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W18 S5 BAS=[YR=2017] W12 S21 FGR=[YR=2017] S22 E11 N22 W11$ E11 S25 FOP=[YR=2017] S8 STP=[YR=2017] S3 E7 N3 W7$ E19 N8 W19$ E19 N42 W18 N4$ S4 E18 N9$ PTR=E15 FUS=[YR=2017] E30 S42 W19 N11 STR=[YR=2017] N7 E4 S7 W4$ E4 N7 W4 S7 W3 S4 W5 N4 W3 N31$ W15$.

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	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	251.00	SF	7.00	7.00	100	2017	2017	3	97	1,704	
3	0855	CONC PAVER	0	100	3	8	24.00	SF	7.00	7.00	100	2017	2017	3	97	163	

LAND DESCRIPTION

TOTAL OB/XF 3,827

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 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