

KROELL DIANE E
1953 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

29-3N-28-0100-0025-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																												
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																														
Exterior Wall		10	ABOVE AVG 100		0500	01	2,418	126.2240	179.87	434,926	2017	2017		0	0	2.00	98.00	VALUATION BY																																														
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2021										Heated Area: 2190										HX Base Yr 2021										STANDARD																													
Roof Cover		11	SLATE 100																						Tax Group: 2										Tax Dist:																													
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE										426,227																													
Interior Floor		11	CLAY TILE 60																						TOTAL MARKET OB/XF VALUE										3,993																													
Interior Floor		14	CARPET 40																						TOTAL LAND VALUE - MARKET										200,000																													
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										630,220																													
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										120,070																													
Bedrooms			3 100																						ASSESSED VALUE										510,150																													
Bathrooms			3 100																						TOTAL EXEMPTION VALUE										HX HB 50,000																													
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										460,150																													
Stories		2.	2. 100																						TOTAL JUST VALUE										630,220																													
Units		00	0 100																						NCON VALUE										0																													
Occupancy		00	NONE 100																						INCOME VALUE																																							
																									PREVIOUS YEAR MKT VALUE										540,914																													
Quality		03	Quality Level 03																						PERMIT NUM										DESCRIPTION										AMT										ISSUED									
DOR CODE		0100	SINGLE FAMILY																						20162042										NEW CONSTR										243,628										07/28/2016									
MAP NUM			MKT AREA																																																													
NEIGHBORHOOD/LOC			2104.00																																																													
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																																							
BAS			1,056		100		1,056		186,144																																																							
FGR			220		55		121		21,329																																																							
FOP			152		30		46		8,109																																																							
FOP			185		30		56		9,872																																																							
FUS			1,134		100		1,134		199,894																																																							
STP			14		10		1		176																																																							
STP			24		10		2		353																																																							
STR			20		10		2		353																																																							
TOTALS			2,805				2,418		426,227																																																							
EXTRA FEATURES		1953 AMELIA OAKS DR, FERNANDINA BEACH																		BLD DATE										LGL DATE																																		
																				XF DATE										LAND DATE																																		
																				INC DATE										AG DATE																																		
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		209.00		SF		7.00		7.00		100		2017		2017		3		97		1,419																																				
3		0855		CONC PAVER		0 100		0 0		24.00		SF		7.00		7.00		100		2017		2017		3		97		163																																				
4		0479		VF PICKET		0 100		0 0		48.00		LF		10.00		10.00		100		2017		2017		3		94		451																																				