LOT 29
AMELIA OAKS PBK 8/85

MCINTYRE FAMILY TRUST/MCINTYRE ROBERT K TRUSTEE
1969 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2023

29-3N-28-0100-0029-0000

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	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	03	Quality Level 03

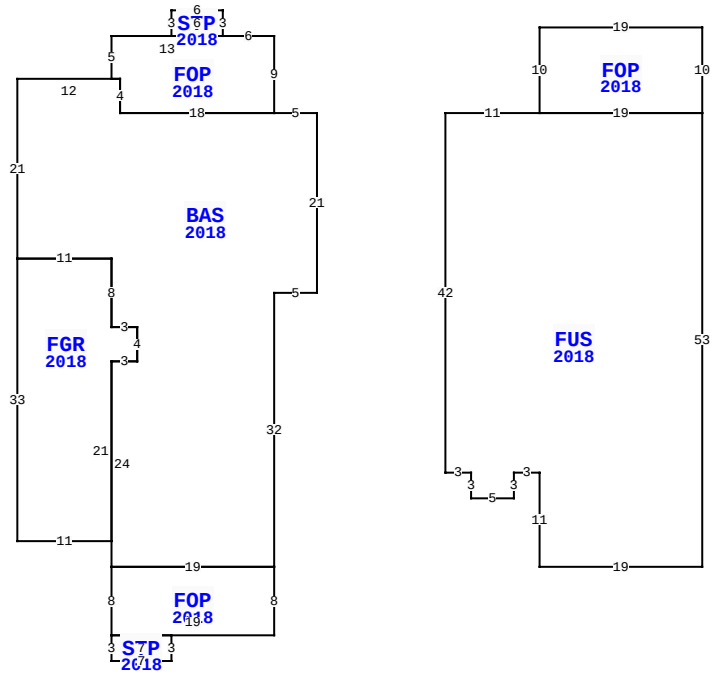
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2104.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,335	100	1,335	218,588
FGR	375	55	206	33,729
FOP	152	30	46	7,532
FOP	167	30	50	8,187
FOP	190	30	57	9,333
FUS	1,484	100	1,484	242,985
STP	18	10	2	327
STP	21	10	2	327
TOTALS	3,742		3,182	521,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,182	116.6560	166.23	528,944	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2020 Heated Area: 2819 HX Base Yr 2020



1969 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		521,010
TOTAL MARKET OB/XF VALUE		3,812
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		724,822
SOH/AGL Deduction		245,051
ASSESSED VALUE		479,771
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		429,771
TOTAL JUST VALUE		724,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173443	CO ISSUED	0	12/17/2018
20173443	NEW CONSTR	355,825	11/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/1960	2/28/2020	WD	U	I	11	100
GRANTOR: MCINTYRE ROBERT K & S						
GRANTEE: MCINTYRE FAMILY TRU						
2256/0301	2/19/2019	SW	Q	I	01	527,600
GRANTOR: D & H HOMES LLC						
GRANTEE: MCINTYRE ROBERT K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W5 FOP=[YR=2018] N9 W6 STP=[YR=2018] N3W6S3E6$ W13 S5 E1 S4 E18$ W18N4W12 S21 FGR=[YR=2018] S33 E11 N21 E3 N4 W3 N8 W11$ E11 S8 E3 S4 W3 S24 FOP=[YR=2018] S8 STP=[YR=2018] S3 E7 N3 W7$ E19 N8 W19$ E19 N32 E5 N21$ PTR=E15 FUS=[YR=2018] E11 FOP=[YR=2018] N10 E19 S10 W19$ E19 S53 W19 N11 W3 S3 W5 N3 W3 N42$ 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	2018	2018	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	243.00	SF	7.00	7.00	100	2018	2018	3	98	1,667	
3	0855	CONC PAVER	0	100	0	0	24.00	SF	7.00	7.00	100	2018	2018	3	98	165	

LAND DESCRIPTION

TOTAL OB/XF 3,812

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 01/03/2019 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS