

LOT 31
IN OR 2244/1504
AMELIA OAKS PBK 8/85

TRAMONTANO SANDRA A
1977 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2023

29-3N-28-0100-0031-0000



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	PAGE 1 of 1 2																										
Exterior Wall	10	ABOVE AVG 100	0500	01	3,508	113.2200	161.34	565,981	2018	2018	0	0	0	1.50	98.50	VALUATION BY STANDARD																									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2019													Heated Area: 3093													HX Base Yr 2019												
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		3 100																																							
Bathrooms		3 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	2.	2. 100																																							
Units	0	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	1,379	100	1,379	219,151																																					
FGR	386	55	212	33,691																																					
FOP	152	30	46	7,311																																					
FOP	180	30	54	8,581																																					
FSP	250	40	100	15,892																																					
FUS	1,714	100	1,714	272,389																																					
STP	14	10	1	159																																					
STP	16	10	2	318																																					
TOTALS			4,091	3,508	557,491																																				
EXTRA FEATURES			1977 AMELIA OAKS DR, FERNANDINA BEACH																																						
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	2018	2018	3	99	1,980																										
2	0855	CONC PAVER	0 100	0	0	252.00	SF	7.00	7.00	100	2018	2018	3	98	1,729																										
3	0855	CONC PAVER	0 100	0	0	24.00	SF	7.00	7.00	100	2018	2018	3	98	165																										
4	0855	CONC PAVER	0 100	0	0	315.00	SF	7.00	7.00	100	2018	2018	3	98	2,161																										
5	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2018	2018	3	100	10,000																										
TOTAL OB/XF 16,035																																									
LAND DESCRIPTION			TOTAL OB/XF 16,035																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																									