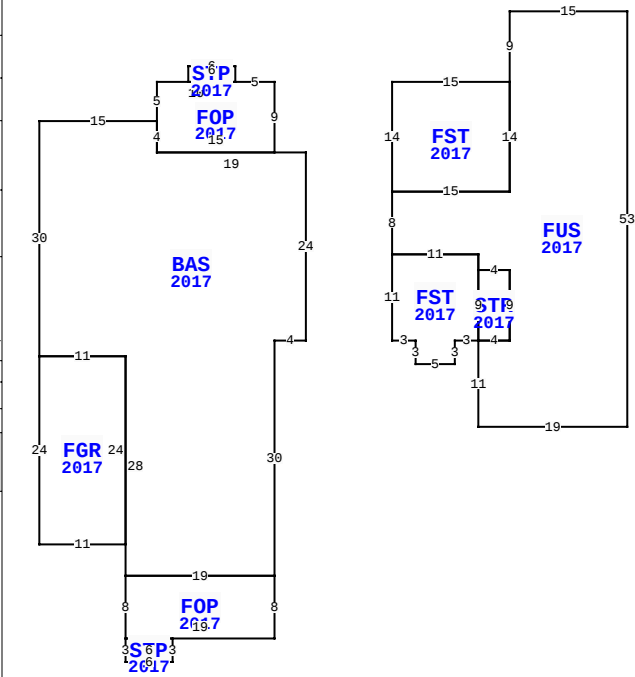


PELLEGRINO FRANK P & KAREN E
1981 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

29-3N-28-0100-0032-0000

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	2,864	126.9000	180.83	517,897	2017	2017	0	0	0	2.00	98.00	VALUATION BY		STANDARD																						
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2023										Heated Area: 2435										HX Base Yr 2023																	
Roof Cover		11	SLATE 100																						Tax Group: 2										Tax Dist:							
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE										507,539							
Interior Floor		11	CLAY TILE 100																						TOTAL MARKET OB/XF VALUE										8,739							
Air Condition		03	CENTRAL 100																						TOTAL LAND VALUE - MARKET										200,000							
Heating Type		04	AIR DUCTED 100																						TOTAL MARKET VALUE										716,278							
Bedrooms			3 100																						SOH/AGL Deduction										0							
Bathrooms			3.5 100																						ASSESSED VALUE										716,278							
Frame		02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE										HX HB 50,000							
Stories		2.	2. 100																						BASE TAXABLE VALUE										666,278							
Units		00	0 100																						TOTAL JUST VALUE										716,278							
Occupancy		00	NONE 100												NCON VALUE										0																	
															INCOME VALUE																											
															PREVIOUS YEAR MKT VALUE										616,118																	
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	1,468	100	1,468	260,149																																						
FGR	264	55	145	25,696																																						
FOP	135	30	40	7,088																																						
FOP	152	30	46	8,152																																						
FST	136	55	75	13,291																																						
FST	210	55	116	20,556																																						
FUS	967	100	967	171,366																																						
STP	12	10	1	177																																						
STP	18	10	2	355																																						
STR	36	10	4	709																																						
TOTALS	3,398		2,864	507,539																																						
EXTRA FEATURES					1981 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	2017	2017	3	98	1,960																											
2	0855	CONC PAVER	0 100	0	0	315.00	SF	7.00	7.00	100	2017	2017	3	97	2,139																											
3	0855	CONC PAVER	0 100	0	0	24.00	SF	7.00	7.00	100	2017	2017	3	97	163																											
4	0855	CONC PAVER	0 100	0	0	583.00	SF	7.00	7.00	100	2017	2017	3	97	3,959																											
5	0476	VF 6 SBPL	0 100	0	0	6.00	LF	32.00	32.00	100	2017	2017	3	94	180																											
6	0479	VF PICKET	0 100	0	0	36.00	LF	10.00	10.00	100	2017	2017	3	94	338																											
LAND DESCRIPTION					TOTAL OB/XF 8,739																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		01/10/2018		BY	DJ		Total Acres: 0.00		Total Land Value: 200,000		Market: 0		Agricultural: 0		Common: 200,000		PRINTED 08/02/2023 BY SYS																									