

LOT 34
IN OR 2189/382
AMELIA OAKS PBK 8/85

KELLY WILLIAM G DEC OF TRUST/KELLY WILLIAM G TRUST
1989 AMELIA OAKS DRIVE
FERNANDINA BEACH, FL 32034

2023

29-3N-28-0100-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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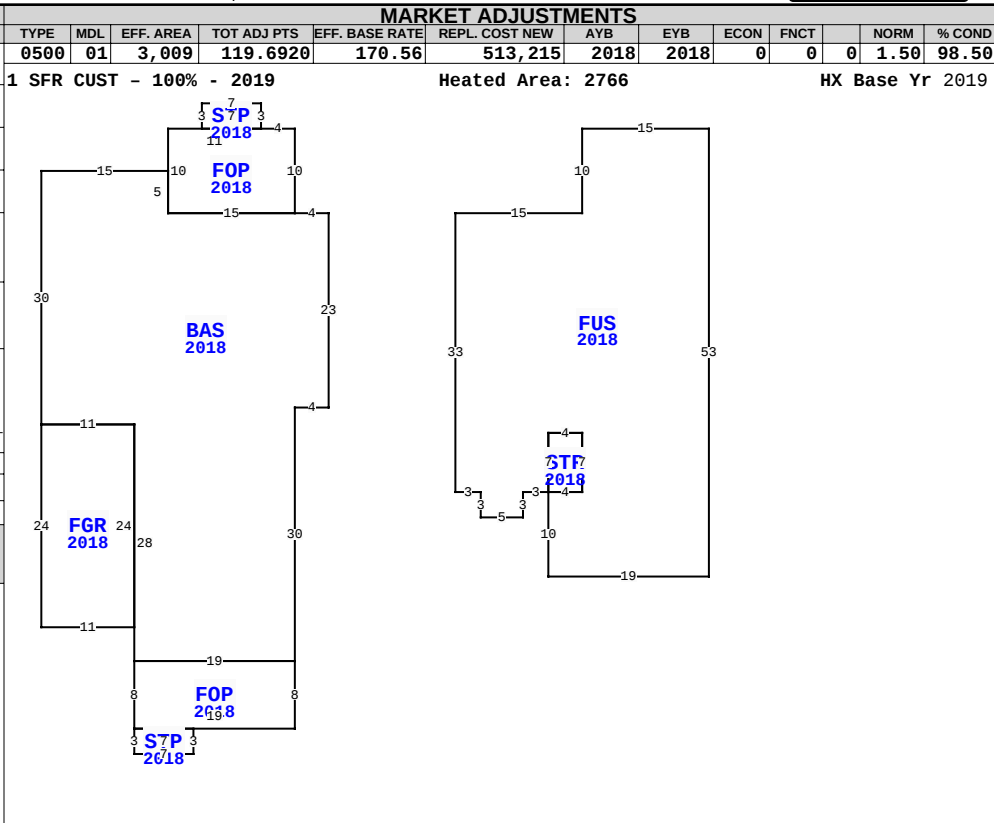
NEIGHBORHOOD/LOC	2104.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,449	100	1,449	243,434
FGR	264	55	145	24,360
FOP	150	30	45	7,560
FOP	152	30	46	7,728
FUS	1,317	100	1,317	221,259
STP	21	10	2	336
STP	21	10	2	336
STR	28	10	3	504

TOTALS	3,402		3,009	505,517
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2018
2	0855	CONC PAVER	0 100	0	0	360.00	SF	7.00	7.00	100	2018
3	0855	CONC PAVER	0 100	0	0	21.00	SF	7.00	7.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1989 AMELIA OAKS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					505,517				
TOTAL MARKET OB/XF VALUE					4,594				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					710,111				
SOH/AGL Deduction					243,991				
ASSESSED VALUE					466,120				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					416,120				
TOTAL JUST VALUE					710,111				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					611,538				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170570	NEW CONSTR	306,039	03/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2189/0382	4/10/2018	SW	Q	I	02	500,900

GRANTOR: D & H HOMES LLC

GRANTEE: KELLY WILLIAM G DEC

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W4 FOP=[YR=2018] N10 W4 STP=[YR=2018] N3 W7 S3 E7\$ W11 S10 E15\$ W15 N5 W15 S30 FGR=[YR=2018] S24 E11 N24 W11\$ E11 S28 FOP=[YR=2018] S8 STP=[YR=2018] S3 E7 N3 W7 \$ E19 N8 W19\$ E19 N30 E4 N23\$ PTR=E15 FUS=[YR=2018] E15 N10E15 S53 W19 N10 STR=[YR=2018] N7 E4 S7 W4\$ E4 N7 W4 S7 W3 S3 W5 N3 W3 N33 \$ W15\$.									