

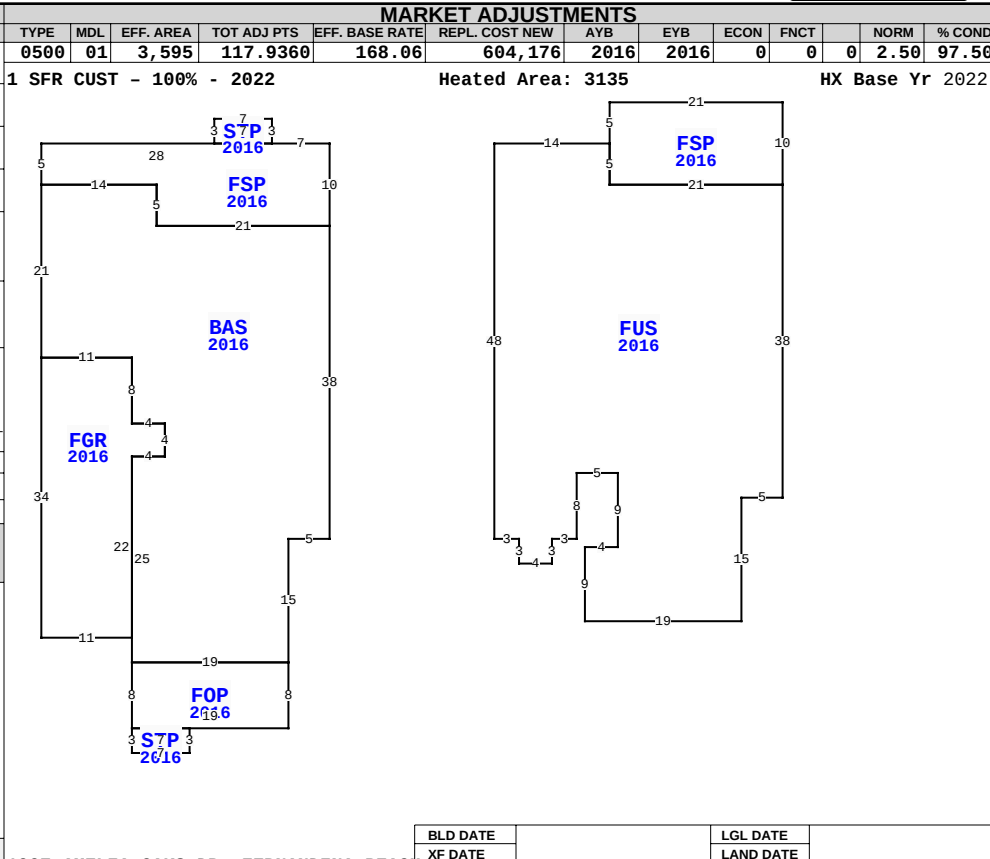
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,427	100	1,427	233,826
FGR	390	55	214	35,066
FOP	152	30	46	7,538
FSP	210	40	84	13,764
FSP	280	40	112	18,352
FUS	1,708	100	1,708	279,870
STP	21	10	2	328
STP	21	10	2	328

TOTALS	4,209		3,595	589,072
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	243.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	24.00	SF	10.00
4	0476	VF 6 SBPL	0	100	0	0	8.00	LF	32.00
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
6	0479	VF PICKET	0	100	0	0	118.00	LF	10.00



1997 AMELIA OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	589,072								
TOTAL MARKET OB/XF VALUE	6,148								
TOTAL LAND VALUE - MARKET	200,000								
TOTAL MARKET VALUE	795,220								
SOH/AGL Deduction	134,135								
ASSESSED VALUE	661,085								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	611,085								
TOTAL JUST VALUE	795,220								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	687,691								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151527	NEW CONSTR	0	06/19/2019
20151527	CO ISSUED	0	03/21/2016
20151817	NEW CONSTR	0	08/05/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2650/643	6/20/2023	WD	Q	I	01	1,150,000	
GRANTOR: FERRAGAMO FAMILY TRUS							
GRANTEE: SAMSON KRISTO BALIN							
2472/0117	6/17/2021	WD	Q	I	01	777,000	
GRANTOR: DILLAHUNT PAUL H II &							
GRANTEE: FERRAGAMO FAMILY TR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2016] W7 STP=[YR=2016] N3 W7 S3 E7 \$ W28 S5									
BAS=[YR=2016] S21 FGR=[YR=2016] S34 E11 N22 E4 N4 W4 N8 W11\$									
E11 S8 E4 S4 W4 S25 FOP=[YR=2016] S8 STP=[YR=2016] S3 E7 N3									
W7\$ E19 N8 W19\$ E19 N15 E5 N38 W21 N5 W14 \$ E14 S5 E21 N10\$									
PTR=E20 FUS=[YR=2016] E14 FSP=[YR=2016] N5 E21 S10 W21 N5\$ S5									
E21 S38 W5 S15 W19 N9 E4 N9 W5 S8 W3 S3 W4 N3 W3 N48\$ W20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00
TOTAL OB/XF 6,148									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000		