



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 Floor	12	HARDWOOD 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100SINGLE 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	1,547	100	1,547	259,319
FGR	264	55	145	24,305
FOP	150	30	45	7,543
FOP	152	30	46	7,711
FUS	1,378	100	1,378	230,990
STP	21	10	2	336
STR	36	10	4	670
TOTALS	3,548		3,167	530,874

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,167	118.8180	169.32	536,236	2019	2019	0	0	1.00	99.00
1 SFR CUST - 100% - 2020 Heated Area: 2925 HX Base Yr 2020											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		530,874	
TOTAL MARKET OB/XF VALUE		4,690	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		735,564	
SOH/AGL Deduction		309,991	
ASSESSED VALUE		425,573	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		375,573	
TOTAL JUST VALUE		735,564	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		634,459	

EXTRA FEATURES										1909 AMELIA OAKS DR, FERNANDINA BEACH					XF DATE		LAND DATE	
										INC DATE				AG DATE				
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	2019	2019	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	249.00		SF	7.00	7.00	100	2019	2019	3	99	1,726	
3	0855	CONC PAVER	0	100	0	0	24.00		SF	7.00	7.00	100	2019	2019	3	99	166	
4	0476	VF 6 SBPL	0	100	0	0	6.00		LF	32.00	32.00	100	2019	2019	3	96	184	
5	0470	VNYL GATE	0	100	0	0	1.00		UT	300.00	300.00	100	2019	2019	3	96	288	
6	0479	VF PICKET	0	100	0	0	36.00		LF	10.00	10.00	100	2019	2019	3	96	346	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173447	NEW CONSTR	323,483	11/03/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2285/0905	6/27/2019	SW	Q	I	01	554,000

GRANTOR: D & H HOMES LLC
GRANTEE: LEE KRISTI I

BUILDING DIMENSIONS														
BAS=[YR=2019] W15 FOP=[YR=2019] W15 S10E15 N10\$ S10 W20 S23 E5 S30 FOP=[YR=2019] S8 E12 STP=[YR=2019] S3 E7 N3 W7\$ E7N8 W19\$ E19 N4 FGR=[YR=2019] E11 N24W11 S24\$ N24 E11 N35\$ PTR=E15 FUS=[YR=2019] E15 S7 E15 S36 W3 S4 W5 N4 W3 STR=[YR=2019] W4N9E4S9\$ N9 W4 S9 E4 S11 W19 N54\$ W15\$.														

LAND DESCRIPTION										TOTAL OB/XF										4,690									
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												