



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 90		
Interior Floor	11	CLAY TILE 10		
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		0 100		
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	1,334	100	1,334	228,022
FGR	390	55	214	36,579
FOP	180	30	54	9,231
FOP	250	30	75	12,820
FUS	1,618	100	1,618	276,566
STP	28	10	3	512
STR	44	10	4	684
TOTALS	3,844		3,302	564,415

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,302	120.5568	171.79	567,251	2020	2020	0	0	0.50	99.50	
1 SFR CUST - 0% - 0												
Heated Area: 2952												
HX Base Yr												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	564,415		
TOTAL MARKET OB/XF VALUE	4,941		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	769,356		
SOH/AGL Deduction	38,640		
ASSESSED VALUE	730,716		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	730,716		
TOTAL JUST VALUE	769,356		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	664,287		

EXTRA FEATURES							1905 AMELIA OAKS DR, FERNANDINA BEACH				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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980		
2	0855	CONC PAVER	0	0	0	0	275.00	SF	10.00	10.00	100	2020	2020	3	99	2,723		
3	0855	CONC PAVER	0	0	0	0	24.00	SF	10.00	10.00	100	2020	2020	3	99	238		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181585	NEW CONSTR	377,552	05/10/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2445/1588	3/19/2021	SW	Q	I	01	698,200

GRANTOR: D & H HOMES LLC						
GRANTEE: POLLACK KEVIN ANDRE						

BUILDING DIMENSIONS																
FOP=[YR=2020] W32 S10 BAS=[YR=2020] S39 E2 S15 E12 STP=[YR=2020] S4 E7 N4 W7\$ E7 N4 FGR=[YR=2020] E11 N34 W11 S8 W4 S4 E4 S22\$ N22 W4 N4 E4 N8 E11 N21 W14 S5 W18\$ E18 N5 E14 N5\$ PTR=E15 FOP=[YR=2020] E18 S5 FUS=[YR=2020] E14 S48 W3 S3 W5 N3 W3 STR=[YR=2020] W4 N11 E4 S11\$ N11 W4 S11 E4 S11 W19 N15 W2 N39 E18 N5\$ S5 W18 N10\$W15\$.																

LAND DESCRIPTION																
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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00