



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

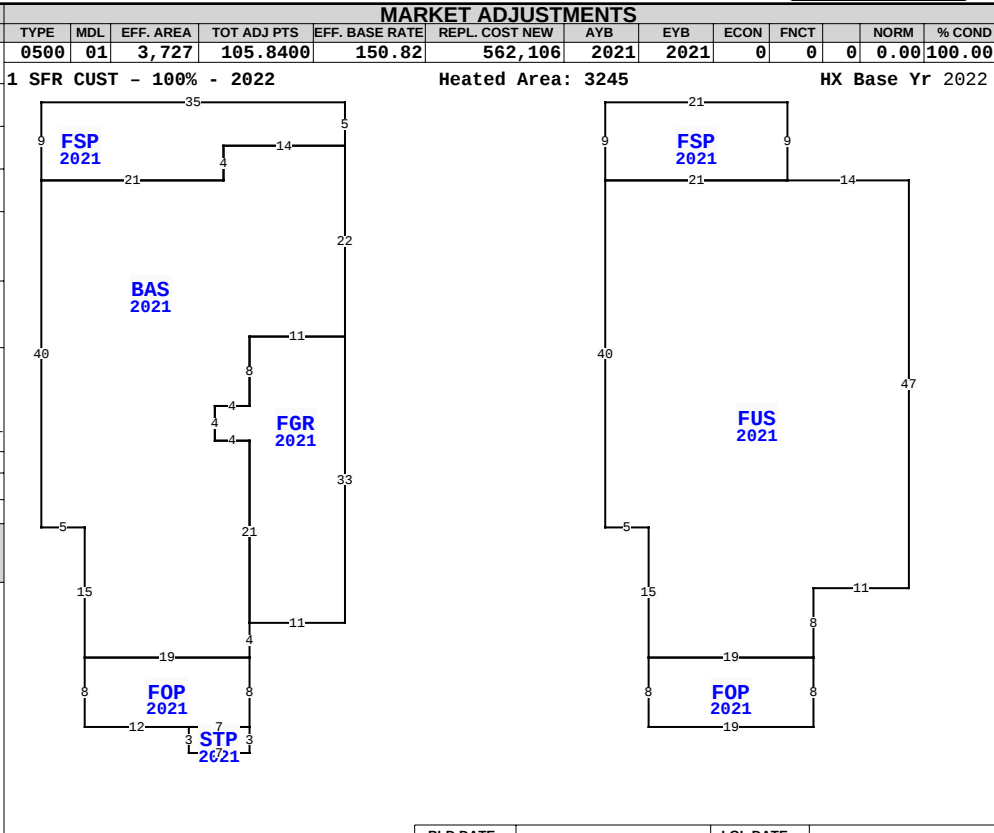
NEIGHBORHOOD/LOC	2104.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,483	100	1,483	223,666
FGR	379	55	208	31,371
FOP	152	30	46	6,938
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FSP	189	40	76	11,462
FSP	259	40	104	15,685
FUS	1,762	100	1,762	265,745
STP	21	10	2	302
TOTALS	4,397		3,727	562,106

EXTRA FEATURES	
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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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00		2021	2021	3	100	3,500	
2	0855	CONC PAVER	0	100	0	0		539.00	SF 10.00		2021	2021	3	100	5,390	

LAND DESCRIPTION			TOTAL OB/XF 8,890													
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	000000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00



1901 AMELIA OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	562,106			
TOTAL MARKET OB/XF VALUE	8,890			
TOTAL LAND VALUE - MARKET	200,000			
TOTAL MARKET VALUE	770,996			
SOH/AGL Deduction	89,015			
ASSESSED VALUE	681,981			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	631,981			
TOTAL JUST VALUE	770,996			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	662,117			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200565	CO ISSUED	0	11/01/2021
20190565	NEW CONSTR	407,833	06/25/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2515/1706	11/19/2021	SW	Q	I	02	719,000
GRANTOR: D & H HOMES LLC						
GRANTEE: MARTIN LIVING TRUST						

BUILDING NOTES						
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BUILDING DIMENSIONS						
FSP=[YR=2021] W35 S9 BAS=[YR=2021] S40 E5 S15 FOP=[YR=2021] S8 E12 STP=[YR=2021] S3 E7 N3 W7 \$ E7 N8 W19 \$ E19 N4 FGR=[YR=2021] E11 N33 W11 S8 W4 S4 E4 S21 \$ N21 W4 N4 E4 N8 E11 N22 W14 S4 W21 \$ E21 N4 E14 N5 \$ PTR= E30 FSP=[YR=2021] E21 S9FUS=[YR=2021] E14 S47 W11 S8 FOP=[YR=2021] S8 W19 N8 E19 \$ W19 N15 W5 N40 E21 \$ W21 N9 \$ W30 \$.						