

IN OR 1290/863 R672647
R621814 & R621798 & R622337

OLDE AMELIA ESTATES LLC
98138 LITTLE PINEY ISLAND PL
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0059-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1,566	111,984
FOP	120	30	36	2,574
FUS	336	100	336	24,027
UGR	1,008	45	454	32,465

TOTALS	3,030		2,392	171,050
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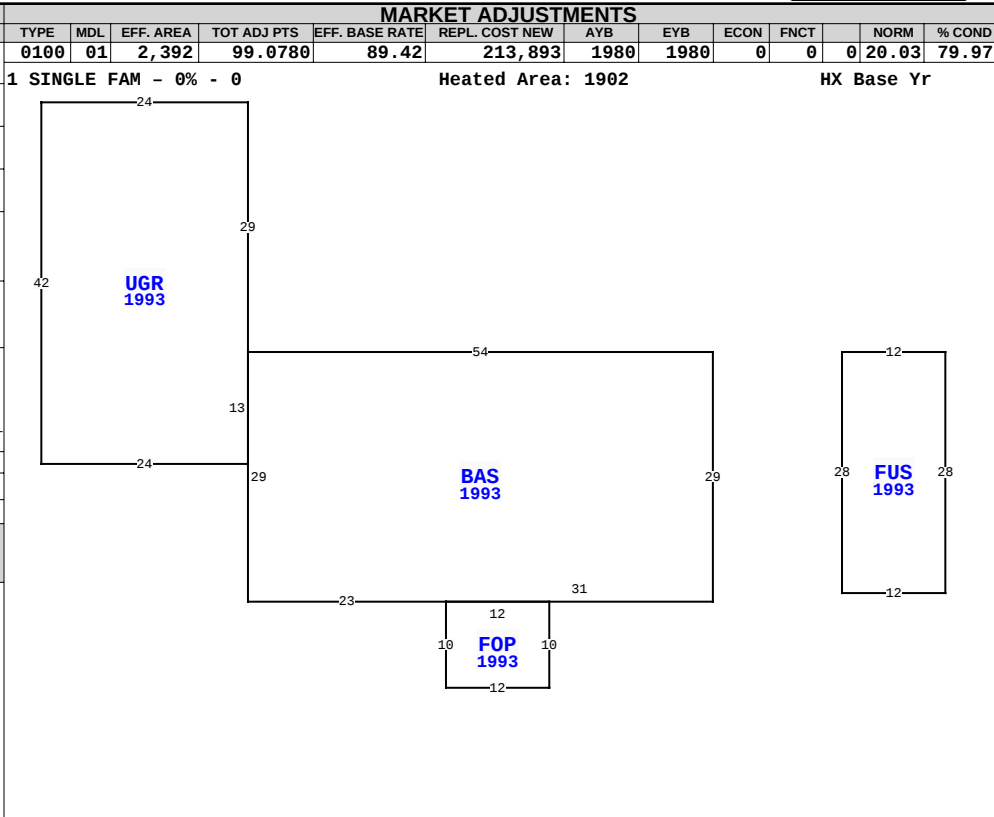
EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0810	CONCRETE A	0	0	8	16		128.00	SF 6.50	100	1970	1970	3	22	183	
3	0810	CONCRETE A	0	0	10	20		200.00	SF 6.50	100	1980	1980	3	35	455	
5	2810	MH SPACE	0	0	0	0		3.00	SF 2,400.00	100	0	0	3	100	7,200	

LAND DESCRIPTION		
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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	000800	C	MULTI-FAM	0	0006	RMH	0.00	0.00	1.00	AC		1.00	1.00	1.35	50,000.00	67,500.00	67,500							

REVIEW DATE	03/28/2019	BY	KW
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96003 BOYSENBERRY LN, FERNANDINA BEACH
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BLD DATE	08/27/2014	KK	LGL DATE	
XF DATE	12/05/2008	RK	LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF																7,838
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NASSAU COUNTY PROPERTY										PAGE 1 of 3	4
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,495
TOTAL MARKET OB/XF VALUE		7,838
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		259,833
SOH/AGL Deduction		34,336
ASSESSED VALUE		225,497
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		225,497
TOTAL JUST VALUE		259,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2005130	CHNGE SRVC	0	07/01/2020
B18677	REMODEL	3,889	10/31/2006
94-0687	CHNGE SRVC	250	01/01/1994
8470	TEMP POLE	100	10/05/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1290/0863	1/25/2005	WD	Q	I		220,000	

GRANTOR: THERRIAULT TERRY R							
GRANTEE: OLDE AMELIA ESTATES							
0979/1561	4/05/2001	WD	U	I	06	80,000	
GRANTOR: SHIRAH REUBEN H & TAW							
GRANTEE: THERRIAULT TERRY R							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W54 UGR=[YR=1993] N29 W24 S42 E24 N13 \$ S29 E23							
FOP=[YR=1993] S10 E12 N10 W12 \$ E31 N29 \$ PTR= E15							
FUS=[YR=1993] E12 S28 W12 N28 \$ W15 \$.							

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2023



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur

2501MOD METAL 100
FLAT 100

Roof Cover Interior Wall

0104MINIMUM 100
PLYWOOD 100

Interior Floo Interior Floo

1408CARPET 90
SHT VINYL 10

Air Condition Heating Type

0102NONE 100
CONVECTION 100

Bedrooms Bathrooms Frame

1 100
1 100
02 WOOD FRAME 100

Stories Units

1. 1. 100
0 100

Quality

02 Quality Level 02

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA 04

NEIGHBORHOOD/LOC

4005.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

528

100

528

6,026

UOP

32

25

8

91

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

08200253658.5200

EFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

38.0420,389196819680070.0030.00

Heated Area: 528HX Base Yr

Basement UOP 1993

Basement UOP 1993

NASSAU COUNTY PROPERTY

PAGE 2 of 34

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE184,495

TOTAL MARKET OB/XF VALUE7,838

TOTAL LAND VALUE - MARKET67,500

TOTAL MARKET VALUE259,833

SOH/AGL Deduction34,336

ASSESSED VALUE225,497

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE225,497

TOTAL JUST VALUE259,833

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE227,826

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1290/08631/25/2005WDQI0220,000

GRANTOR:TERRIAULT TERRY R

GRANTEE:OLDE AMELIA ESTATES

0979/15614/05/2001WDUI0680,000

GRANTOR:SHIRAH REUBEN H & TAW

GRANTEE:TERRIAULT TERRY R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S12 E22 UOP=[YR=1993] S4 E8 N4 W8 \$ E22 N12 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE03/28/2019BYKW

Total Acres: 1.00Total Land Value: 67,500Market: 0Agricultural: 0Common: 67,500

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2023

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