PT LOT 5 IN OR 1021/178 (EX
R/W IN OR 410/516)
OCEAN BREEZE SUB SEC 3-2N-28E

DUNMAN LAWRENCE L
3130 AMELIA RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-044A-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

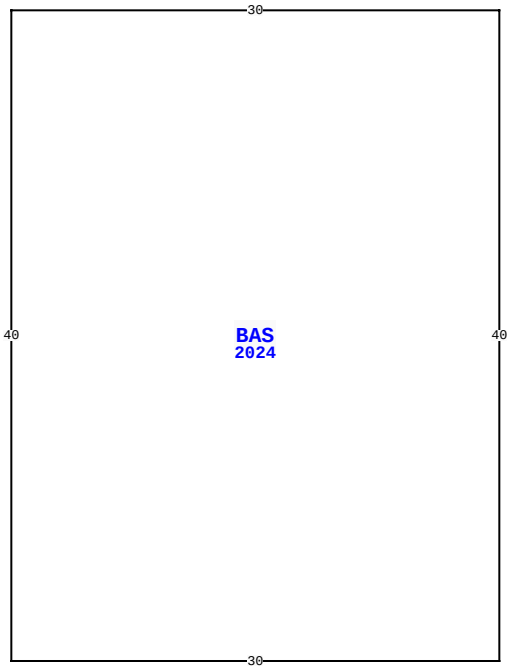
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	21,053
TOTALS	1,200		1,200	21,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	58.3000	20.40	24,480	2011	2011	0	0	0	14.00	86.00

1 GARAGE RES – 0% - 2012 Heated Area: 1200 HX Base Yr



3142 AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	21,053
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	771,000
TOTAL MARKET VALUE	792,053
SOH/AGL Deduction	509,847
ASSESSED VALUE	282,206
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,206
TOTAL JUST VALUE	792,053
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	642,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1021/0178	11/27/2001	WD	U	V	01	100

GRANTOR: DUNMAN JAMES R P/R FO

GRANTEE: DUNMAN LAWRENCE L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S40 W30 N40 $
.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0		RSF-2	0.00	0.00	2.57	AC		1.00	1.00	1.00	300,000.00	300,000.00	771,000							

REVIEW DATE 01/17/2024 BY KBA Total Acres: 2.57 Total Land Value: 771,000 Market: 0 Agricultural: 0 Common: 771,000 PRINTED 08/06/2024 BY SYS