

DUNMAN JAMES R
3210 AMELIA ROAD
FERNANDINA BEACH, FL 32034

00-00-30-044A-0006-0022

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 15 CONC BLOCK 100										0100 01 1,681 101.0000 95.95 161,292 1974 1984 0 0 19.50 80.50										Tax Group: 8 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2000 Heated Area: 1296 HX Base Yr 2000										BUILDING MARKET VALUE 161,098									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 5,714									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 1,242,000									
Interior Floo 14 CARPET 90																				TOTAL MARKET VALUE 1,408,812									
Interior Floo 08 SHT VINYL 10																				SOH/AGL Deduction 1,118,464									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 290,348									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 2 100																				BASE TAXABLE VALUE 240,348									
Bathrooms 2 100																				TOTAL JUST VALUE 1,408,812									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 1,196,942									
BUD8 Adjustme 05 DIST 1A 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 2021.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,296 100 1,296 100,103																													
FEP 210 80 168 12,977																													
FGR 221 55 122 9,423																													
FST 52 55 29 2,240																													
UCP 255 20 51 3,939																													
UOP 76 20 15 1,158																													
TOTALS 2,110 1,681 129,840																													
EXTRA FEATURES										3210 AMELIA RD, FERNANDINA BEACH										BLD DATE LGL DATE									
																				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																				03/14/2024 MLU									
1 0200 BARN WD 0- 0 100 30 17 510.00 SF 15.00 15.00 100 1974 1974 3 20 1,530																													
2 0940 SHEDS/PORT 0 100 15 10 150.00 SF 22.50 22.50 100 1974 1974 3 20 675																													
3 0350 CARPORT WD 0 100 15 10 150.00 SF 8.58 8.58 100 1974 1974 3 20 257																													
4 0350 CARPORT WD 0 100 30 10 300.00 SF 8.58 8.58 100 1974 1974 3 20 515																													
5 0940 SHEDS/PORT 0 100 12 10 120.00 SF 20.10 20.10 100 2001 2001 3 20 482																													
6 0350 CARPORT WD 0 100 0 0 532.00 SF 8.58 8.58 100 2001 2001 3 20 913																													
7 0810 CONCRETE A 0 100 20 12 240.00 SF 6.50 6.50 100 2005 2005 3 86 1,342																													
LAND DESCRIPTION										TOTAL OB/XF 5,714																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 100 RSF-2 0.00 0.00 4.14 AC 1.00 1.00 1.00 300,000.00 300,000.00 1,242,000																													
REVIEW DATE 08/23/2019 BY DJA										Total Acres: 4.14 Total Land Value: 1,242,000 Market: 0 Agricultural: 0 Common: 1,242,000										PRINTED 08/06/2024 BY SYS									

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