LOT 15
DUNES OF AMELIA PHASE 1
PBK 8/88

PALMER FRANK E & NANCY L L/E/
302 DUNES OF AMELIA DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0015-0000

BUILDING CHARACTERISTICS

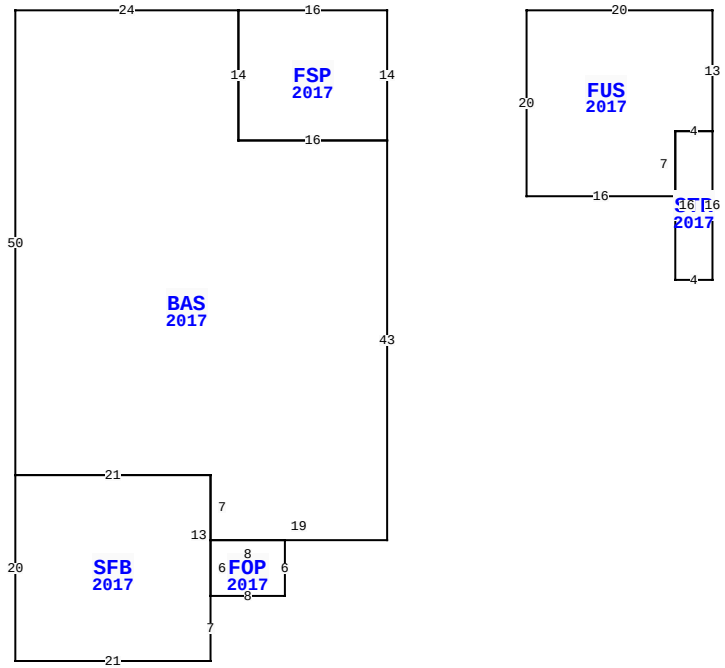
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	1,909	333,392
FOP	48	30	14	2,445
FSP	224	40	90	15,718
FUS	372	100	372	64,967
SFB	420	80	336	58,679
STR	64	10	6	1,048
TOTALS	3,037		2,727	476,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,727	143.2992	179.12	488,460	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2021 Heated Area: 2617 HX Base Yr 2021



302 DUNES OF AMELIA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		476,248
TOTAL MARKET OB/XF VALUE		10,199
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		636,447
SOH/AGL Deduction		222,812
ASSESSED VALUE		413,635
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		363,635
TOTAL JUST VALUE		636,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163004	NEW CONSTR	286,834	11/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/1656	12/06/2023	LE	U	I	11	100
GRANTOR: PALMER FRANK E & NANC						
GRANTEE: HELMS MATTHEW						
2268/0537	4/12/2019	WD	Q	I	02	425,000
GRANTOR: KOHLER PROPERTY DEVEL						
GRANTEE: PALMER FRANK E & NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-16,0] W24 S50 E21 S7 E19 N43 W16 N14 $
SFB=[YR=2017;ORIG=-40,50] S20 E21 N7 N13 W21 $
FUS=[YR=2017;ORIG=15,0] E20 S13 W4 S7 W16 N20 $
FSP=[YR=2017;ORIG=0,0] W16 S14 E16 N14 $
STR=[YR=2017;ORIG=35,13] S16 W4 N16 E4 $
FOP=[YR=2017;ORIG=-19,63] E8 N6 W8 S6 $
PTR=[ORIG=0,0] E15 W15 $
.

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
1	0855	CONC PAVER	0	100	0	0	1,502.00	SF	7.00	7.00	100	2017	2017	3	97	10,199	

LAND DESCRIPTION

TOTAL OB/XF 10,199

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	000100	C	SFR	100		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS