

LOT 16
DUNES OF AMELIA PHASE 1
PBK 8/88

TRINDADE VICTOR P & MELISSA H
328 DUNES OF AMELIA DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0016-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	16	WD FR STUC 100		0900	01	2,592	131.4864	164.36	426,021	2015	2015	0	0	0	4.00	96.00	VALUATION BY		STANDARD														
Roof Structur	08	IRREGULAR 100		1 SNGL FAM - 100% - 2023										Heated Area: 2276					HX Base Yr 2023					Tax Group: 2		Tax Dist:							
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE										408,980									
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										15,890									
Interior Floo	11	CLAY TILE 70												TOTAL LAND VALUE - MARKET										150,000									
Interior Floo	14	CARPET 30												TOTAL MARKET VALUE										574,870									
Air Condition	03	CENTRAL 100												SOH/AGL Deduction										37,586									
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE										537,284									
Bedrooms		3 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms		2.5 100												BASE TAXABLE VALUE										487,284									
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE										574,870									
Stories	1.	1. 100												NCON VALUE										0									
Units		0 100												INCOME VALUE																			
Occupancy	00	NONE 100												PREVIOUS YEAR MKT VALUE										521,635									
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	2,276	100	2,276	359,120																													
FGR	450	55	248	39,131																													
FOP	28	30	8	1,262																													
FOP	200	30	60	9,468																													
TOTALS		2,954		2,592	408,980																												
EXTRA FEATURES				328 DUNES OF AMELIA DR, FERNANDINA BEACH																													
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	0855	CONC PAVER	0	100	0	0	661.00	SF	7.00	7.00	100	2015	2015	3	95	4,396																	
2	0855	CONC PAVER	0	100	0	0	240.00	SF	7.00	7.00	100	2015	2015	3	95	1,596																	
3	0912	SCRN RM G	0	100	0	0	220.00	SF	20.00	20.00	100	2022	2022	3	97	4,268																	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430																	
5	0855	CONC PAVER	0	100	0	0	220.00	SF	10.00	10.00	100	2022	2022	3	100	2,200																	