LOT 19
IN OR 2019/473
DUNES OF AMELIA PHASE 1

DOWNEY BRIAN E & MARY B
426 DUNES OF AMELIA DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0019-0000

BUILDING CHARACTERISTICS

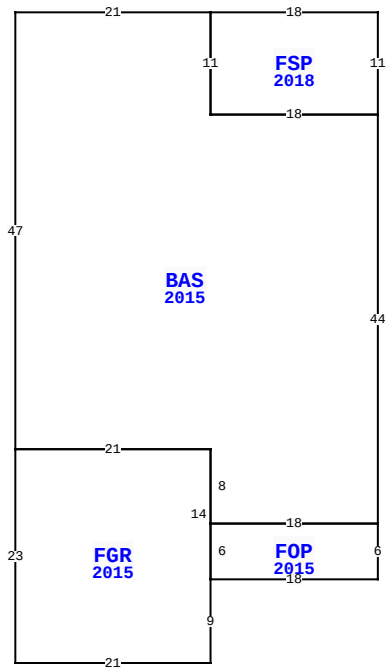
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,779	100	1,779	282,699
FGR	483	55	266	42,270
FOP	108	30	32	5,085
FSP	198	40	79	12,554
TOTALS	2,568		2,156	342,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,156	132.4225	165.53	356,883	2015	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2020 Heated Area: 1779 HX Base Yr 2020



426 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		342,608
TOTAL MARKET OB/XF VALUE		4,822
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		497,430
SOH/AGL Deduction		189,403
ASSESSED VALUE		308,027
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,027
TOTAL JUST VALUE		497,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151508	CO ISSUED	0	11/16/2015
20151508	NEW CONSTR	320,700	06/30/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2019/0473	12/15/2015	WD	Q	I	01	320,500
GRANTOR: D S WARE HOMES LLC						
GRANTEE: DOWNEY BRIAN E & MA						
1988/1132	6/29/2015	SW	Q	V	05	172,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

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	641.00	SF	7.00	7.00	100	2015	2015	3	95	4,263	
2	0855	CONC PAVER	0	100	0	0	84.00	SF	7.00	7.00	100	2015	2015	3	95	559	

BUILDING DIMENSIONS

FSP=[YR=2018] W18 BAS=[YR=2015] W21 S47 FGR=[YR=2015] S23 E21 N9 FOP=[YR=2015] E18 N6 W18 S6$ N14 W21$ E21 S8 E18 N44 W18 N11$ S11 E18 N11$.

LAND DESCRIPTION

TOTAL OB/XF 4,822

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 01/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS