

LOT 90
DUNES OF AMELIA PHASE 1
PBK 8/88

SUMMERS GENEVIEVE M & JOSHUA P
391 DUNES OF AMELIA DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0090-0000



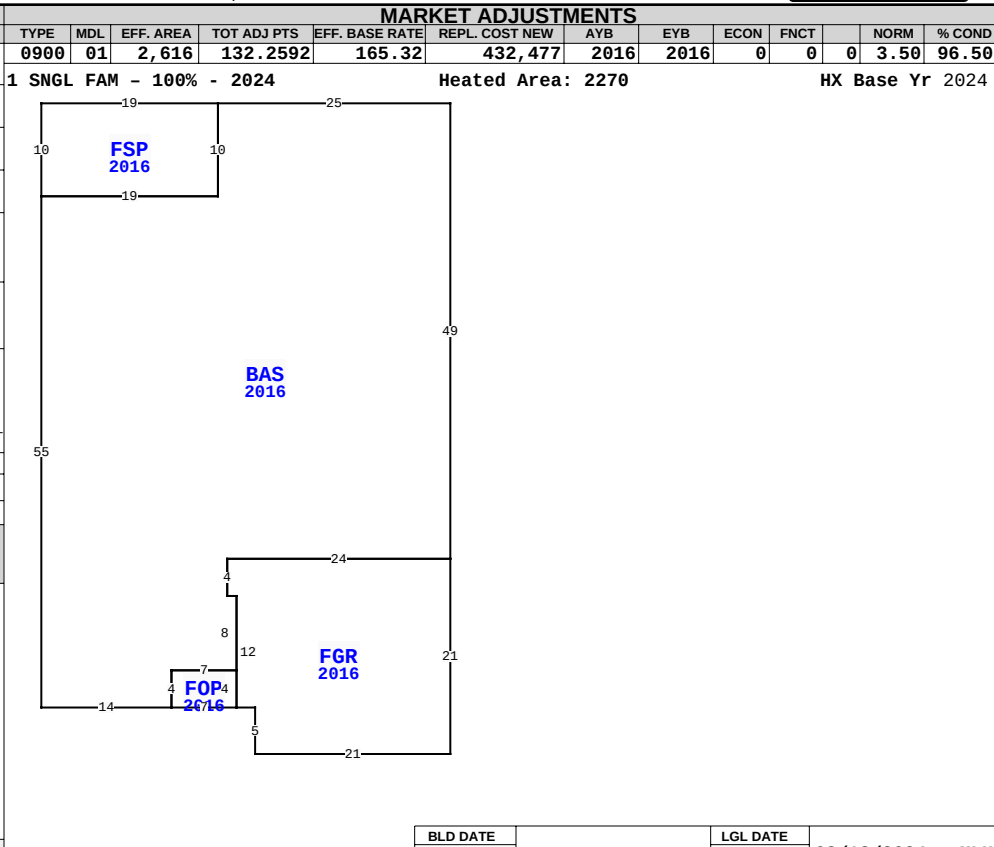
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,270	100	2,270	362,141
FGR	477	55	262	41,798
FOP	28	30	8	1,277
FSP	190	40	76	12,124
TOTALS	2,965		2,616	417,340

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	568.00	SF	7.00	7.00	
2	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RLM	0.00	0.00	1.00	LT	



TOTAL OB/XF											
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TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	000100	C	SFR	100		RLM	0.00	0.00	1.00	150,000.00	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										417,340	
TOTAL MARKET OB/XF VALUE										4,140	
TOTAL LAND VALUE - MARKET										150,000	
TOTAL MARKET VALUE										571,480	
SOH/AGL Deduction										0	
ASSESSED VALUE										571,480	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										521,480	
TOTAL JUST VALUE										571,480	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										517,726	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152573	CO ISSUED	0	04/28/2016
20152573	NEW CONSTR	300,000	10/16/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2648/161	6/15/2023	WD	Q	I	02	671,500	
GRANTOR: JYZ JAMES T TRUSTEE							
GRANTEE: SUMMERS GENEVIEVE M							
2116/0719	4/19/2017	WD	U	I	11	100	
GRANTOR: JYZ JAMES							
GRANTEE: JYZ FAMILY REVOCABL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W25 FSP=[YR=2016] W19 S10 E19 N10\$ S10 W19 S55 E14 FOP=[YR=2016] E7 FGR=[YR=2016] E2 S5 E21 N21 W24 S4 E1 S12\$ N4 W7 S4\$ N4 E7 N8 W1 N4 E24 N49\$.											