

LOT 91
DUNES OF AMELIA PHASE 1
PBK 8/88

LAWSON STEVE D & KAREN E
415 DUNES OF AMELIA DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0091-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	2121.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	1,595	246,488
FGR	460	55	253	39,098
FOP	120	30	36	5,563
FOP	145	30	44	6,800
FUS	1,061	100	1,061	163,965
STR	72	10	7	1,082

TOTALS	3,453		2,996	462,994
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0855	CONC PAVER	0 100	0 0
2	0855	CONC PAVER	0 100	0 0
3	0855	CONC PAVER	0 100	0 0
4	0911	SCRN RM A	0 100	0 0
5	0861	POOL GUNIT	0 100	0 0
6	0855	CONC PAVER	0 100	0 0

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000100	C	SFR	100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,996	126.8013	158.50	474,866	2017	2017	0	0	2.50	97.50
1 SNGL FAM - 100% - 2023											
Heated Area: 2656											
HX Base Yr 2023											

415 DUNES OF AMELIA DR, FERNANDINA BEACH
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											
42,006											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		462,994	
TOTAL MARKET OB/XF VALUE		42,006	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		655,000	
SOH/AGL Deduction		56,329	
ASSESSED VALUE		598,671	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		548,671	
TOTAL JUST VALUE		655,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		581,234	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173940	SCRNROOM	8,530	12/13/2017
20172897	SWIM POOL	51,700	09/22/2017
20162151	CO ISSUED	0	03/17/2017
20162151	NEW CONSTR	324,136	08/08/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2597/0021	10/18/2022	WD Q	Q	I	01
GRANTOR: CAVADEAS GEORGE F & L					
GRANTEE: LAWSON STEVE D & KA					
2123/1155	5/25/2017	WD Q	Q	I	01
GRANTOR: NEW ATLANTIC BUILDERS					
GRANTEE: CAVADEAS GEORGE F &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2017] W15 FOP=[YR=2017] N10 W15 S5 E1 S5 E14\$ W14 N5 W11 S49 FOP=[YR=2017] S6 E20 FGR=[YR=2017] S6 E20 N23 W20 S17\$ N6 W20\$ E20 N11 E20 N33\$ PTR=E15 FUS=[YR=2017] E26 S15 E14 S17 W20 STR=[YR=2017]S6 W4 N18 E4 S12\$ N12 W9 S21 W11 N41 \$ W15\$.					