LOT 16
IN OR 2088/1771
RIVER OAKS OF AMELIA PB 5/407

CURRAN DAN YVES
199 RIVER OAKS DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0560-0016-0000

BUILDING CHARACTERISTICS

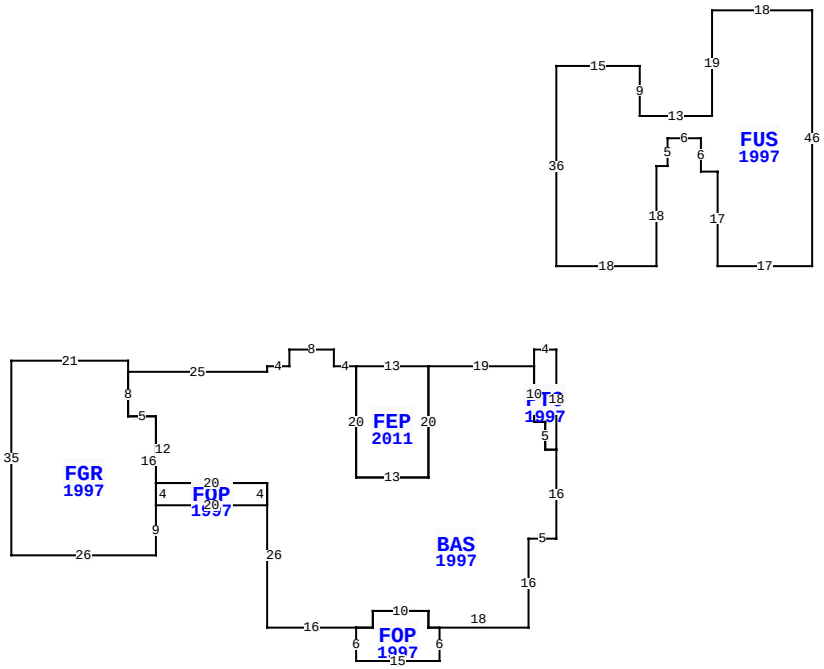
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,488	100	2,488	296,080
FEP	260	80	208	24,753
FGR	860	55	473	56,289
FOP	80	30	24	2,856
FOP	120	30	36	4,284
FUS	1,494	100	1,494	177,791
PTO	62	5	3	357
TOTALS	5,364		4,726	562,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,726	98.5560	147.83	698,645	1997	1997	0	0	0	19.50	80.50

1 SFR CUST – 100% - 2017 Heated Area: 3982 HX Base Yr 2017



199 RIVER OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		562,409
TOTAL MARKET OB/XF VALUE		47,814
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		835,223
SOH/AGL Deduction		487,149
ASSESSED VALUE		348,074
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		293,074
TOTAL JUST VALUE		835,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		789,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226571	REPLDW	1,800	11/01/2012
B24520	ADDITION	5,468	03/01/2011
B0311942	GARAGE	25,000	11/01/2003
R035591	REPAIR/RRF	875	11/01/2003
B9704493	SWIM POOL	15,000	11/01/1997
B9603324	NEW CONSTR	260,000	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2088/1771	11/30/2016	WD	Q	I	01	599,900
GRANTOR: SAMUS JOSEPH N & VICK						
GRANTEE: CURRAN DAN YVES & M						
0715/1949	10/12/1994	WD	Q	V		35,000
GRANTOR: AMELIA ISLAND BLDG &						
GRANTEE: SAMUS JOSEPH & VICK						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1997] W4 S3 BAS=[YR=1997] W19 FEP=[YR=2011] W13 S20 E13 N20$ S20 W13 N20 W4 N3 W8 S3 W4 S1 W25 FGR=[YR=1997] N2 W21 S35 E26 N9 FOP=[YR=1997] E20 N4 W20 S4$ N16 W5 N8$ S8 E5 S12 E20 S26 E16 FOP=[YR=1997] S6 E15 N6 W2 N3 W10 S3 W3$ E3 N3 E10 S3 E18 N16 E5 N16 W2 N5 W2 N10$ S10 E2 S5 E2 N18$ PTR=N15 FUS=[YR=1997] N36 E15 S9 E13 N19 E18 S46 W17 N17 W3 N6 W6 S5 W2 S18 W18$ S15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	80	1,600	
2	0812	CONCRETE C	0	100	0	0	4,883.00	SF	4.00	4.00	100	1997	1997	3	73	14,258	
3	0810	CONCRETE A	0	100	0	0	159.00	SF	6.50	6.50	100	1997	1997	3	73	754	
4	0861	POOL GUNIT	0	100	0	0	411.00	SF	85.00	85.00	100	1997	1997	3	20	6,987	
5	0510	GARAGE WD-	0	100	32	22	704.00	SF	52.50	52.50	100	2004	2004	3	36	13,306	
6	0810	CONCRETE A	0	100	12	10	120.00	SF	6.50	6.50	100	2004	2004	3	84	655	
7	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2008	2008	3	74	710	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	74	444	
9	0479	VF PICKET	0	100	0	0	138.00	LF	10.00	10.00	100	2008	2008	3	74	1,021	
10	0855	CONC PAVER	0	100	0	0	849.00	SF	7.00	7.00	100	2008	2008	3	89	5,289	

TOTAL OB/XF 45,024

LAND DESCRIPTION

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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	1076	TRELLIS A	0	100	12	10	120.00	SF	7.50	7.50	100	2008	2008	3	52	468	
12	0820	WOOD WALK	0	100	0	0	245.00	SF	11.75	11.75	100	2008	2008	3	40	1,152	
13	0351	CARPORT MT	0	100	18	13	234.00	SF	10.00	10.00	100	2011	2011	3	50	1,170	

LAND DESCRIPTION

TOTAL OB/XF 2,790

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

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