

LOT 7
AVENIDA AMELIA OR 2539/1598

FUSILE TERESA ALICE
95067 AVENIDA AMELIA WAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0781-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		1 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,261	100	2,261	520,754
FGR	720	55	396	91,207
FOP	51	30	15	3,455
FSP	384	40	154	35,469
FUS	1,131	100	1,131	260,492
TOTALS	4,547		3,957	911,376

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	1,190.00	SF	10.00
2	0861	POOL GUNIT	0	0	0	0	439.00	SF	85.00
3	0855	CONC PAVER	0	0	0	0	604.00	SF	10.00
4	0911	SCRN RM A	0	0	45	27	1,215.00	SF	17.50
5	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00
6	0476	VF 6 SBPL	0	0	0	0	114.00	LF	32.00
7	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	11	3,957	153.5490	230.32	911,376	2023	2023	0	0	0	0.00	100.00	
1 SFR CUST - 0% - 2024 Heated Area: 3392 HX Base Yr													
95067 AVENIDA AMELIA WAY, FERNANDINA BEACH													
BLD DATE: 03/14/2024 MLU													

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	0	0	0	1,190.00	SF	10.00	10.00	100	2024	2023		100	11,900	
2	0861	POOL GUNIT	0	0	0	0	439.00	SF	85.00	85.00	100	2024	2023		100	37,315	
3	0855	CONC PAVER	0	0	0	0	604.00	SF	10.00	10.00	100	2024	2023		100	6,040	
4	0911	SCRN RM A	0	0	45	27	1,215.00	SF	17.50	17.50	100	2024	2023		100	21,263	
5	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
6	0476	VF 6 SBPL	0	0	0	0	114.00	LF	32.00	32.00	100	2024	2023		100	3,648	
7	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

TOTAL OB/XF										82,766							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				8
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 8				8
Tax Dist:										Tax Dist:				
BUILDING MARKET VALUE										911,376				
TOTAL MARKET OB/XF VALUE										82,766				
TOTAL LAND VALUE - MARKET										350,000				
TOTAL MARKET VALUE										1,344,142				
SOH/AGL Deduction										0				
ASSESSED VALUE										1,344,142				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										1,344,142				
TOTAL JUST VALUE										1,344,142				
NCON VALUE										994,142				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										250,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004318	C0		07/14/2023
230005465	911=1215		04/26/2023
230001917	861=439 855=604 8	124,848	02/13/2023
22004318	NEW CONSTR	413,395	03/18/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2726/1374	7/22/2024	WD	Q	I	01	2,095,000	
GRANTOR: OVERLY STEVEN							
GRANTEE: FUSILE TERESA ALICE							
2655/1158	7/18/2023	SW	Q	I	01	1,624,900	
GRANTOR: SCOTT ROAD PARTNERS L							
GRANTEE: OVERLY STEVEN							

BUILDING NOTES									
BAS=[YR=2024;ORIG=10,10] E13 S2 E28 N10 E19 S19 E2 S7 W2 S28 W9 S3 W12 W1 N6 W7 N18 W19 S2 W12 N27 \$									
FUS=[YR=2024;ORIG=89,7] E15 N4 E33 S25 W9 S3 W13 N7 N11 W7 S11 S7 W19 N24 \$									
FGR=[YR=2024;ORIG=10,37] E12 N2 E19 S18 S6 W1 W30 N22 \$									
FSP=[YR=2024;ORIG=51,2] W41 S8 E13 S2 E28 N10 \$									
FOP=[YR=2024;ORIG=41,53] E7 S6 E1 S1 W9 N1 E1 N6 \$									