BLOCK 1 LOT 3
PT OR 1734/551
AMELIA PARK COASTAL DISTRICT

STARLING WILLIAM J & SANDRA L
1563 OLMSTED LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102D-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

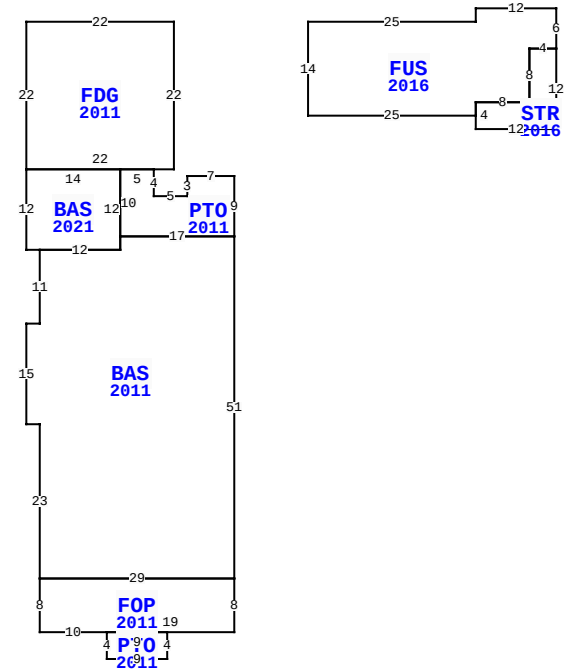
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100	1,485	296,677
BAS	168	100	168	33,564
FDG	484	60	290	57,937
FOP	232	30	70	13,985
FUS	486	100	486	97,094
PTO	36	5	2	400
PTO	143	5	7	1,399
STR	80	10	8	1,598
TOTALS	3,114		2,516	502,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,516	140.9395	211.41	531,908	2011	2011	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2012 Heated Area: 2139 HX Base Yr 2012



1563 OLMSTED LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		502,653
TOTAL MARKET OB/XF VALUE		2,003
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		664,656
SOH/AGL Deduction		321,636
ASSESSED VALUE		343,020
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		293,020
TOTAL JUST VALUE		664,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200889	ADDITION	0	02/19/2021
20160393	BONUSRM	1,500	02/15/2016
20160330	INTBONUS	25,600	02/08/2016
20110865	NEW CONSTR	255,000	05/20/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1734/0551	4/13/2011	WD	Q	V	01	60,000
GRANTOR: AP LOTS LLC						
GRANTEE: STARLING WILLIAM J						
1732/1088	4/06/2011	WD	U	V	30	520,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: AP LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2011] W22S22 BAS=[YR=2021] S12E2 BAS=[YR=2011] S11W2S15E2S23 FOP=[YR=2011] S8 E10 PTO=[YR=2011] S4E9N4W9$ E19N8 W29$ E29N51 PTO=[YR=2011] N9W7S3W5N4 W5 S10E17$ W17S2W12$ E12N12W14 $ E22N22$ PTR=E20 FUS=[YR=2016] E25 N2 E12 S6 STR=[YR=2016] S12 W12 N4 E8 N8 E4$ W4 S8 W8 S2 W25 N14$ W20$.

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	0810	CONCRETE A	0	100	0	0	335.00	SF	6.50	6.50	100	2011	2011	3	92	2,003	

LAND DESCRIPTION

TOTAL OB/XF 2,003

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	0003	R-2	0.00	0.00	40.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	160,000							

REVIEW DATE 01/05/2022 BY RK Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS