BLOCK 1 LOT 4
AMELIA PARK COASTAL DISTRICT
PB 7/322

INGALLS NEWTON C JR & BONNIE B L/E/
1567 OLMSTED LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-102D-0001-0040

BUILDING CHARACTERISTICS

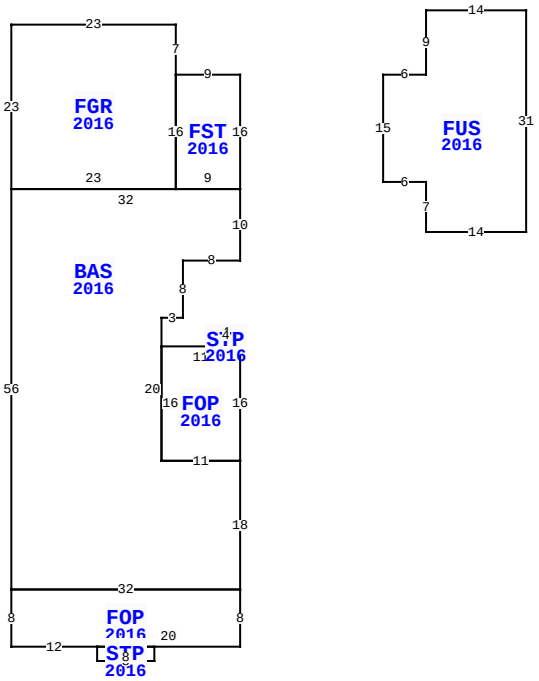
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,508	100	1,508	304,956
FGR	529	55	291	58,848
FOP	176	30	53	10,718
FOP	256	30	77	15,571
FST	144	55	79	15,976
FUS	524	100	524	105,967
STP	8	10	1	202
STP	16	10	2	404
TOTALS	3,161		2,535	512,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,535	138.9888	208.48	528,497	2016	2016	0	0	0	3.00	97.00

1 SFR CUST - 100% - 2024 Heated Area: 2032 HX Base Yr 2024



1567 OLMSTED LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		512,642
TOTAL MARKET OB/XF VALUE		3,001
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		675,643
SOH/AGL Deduction		21,785
ASSESSED VALUE		653,858
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		603,858
TOTAL JUST VALUE		675,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		547,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152695	CO ISSUED	0	07/07/2016
20152695	NEW CONSTR	268,743	11/17/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/1571	4/15/2024	LE	U	I	11	100
GRANTOR: INGALLS NEWTON C JR &						
GRANTEE: INGALLS BRYAN						
2664/1762	9/05/2023	WD	Q	I	02	880,000
GRANTOR: DEMAY DAVID & LEE ANN						
GRANTEE: INGALLS NEWTON C &						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2016] W9 FGR=[YR=2016] N7 W23 S23 BAS=[YR=2016] S56 FOP=[YR=2016] S8 E12 STP=[YR=2016] S2 E8 N2 W8$ E20 N8 W32$ E32 N18 FOP=[YR=2016] N16 STP=[YR=2016] N2 W4 S2 E4$ W11 S16 E11$ W11 N20 E3 N8 E8 N10 W32$ E23 N16$ S16 E9 N16$ PTR=E20 FUS=[YR=2016] E6 N9 E14 S31 W14 N7 W6 N15$ 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
2	0810	CONCRETE A	0	100	0	0	170.00	SF	6.50	6.50	100	2016	2016	3	96	1,061	

LAND DESCRIPTION

TOTAL OB/XF 3,001

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		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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS