

BLOCK 24 LOT 2
IN OR 2196/1139
AMELIA PARK PHASE 2 UNIT 9

QUEENEY KENNETH M & VICTORIA A
1649 OLMSTED LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0024-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
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. 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	1,504	100	1,504	315,065
FGR	560	55	308	64,521
FOP	128	30	38	7,961
FOP	128	30	38	7,961
FUS	504	100	504	105,580
STP	24	10	2	419
STP	32	10	3	628
STR	72	10	7	1,466
TOTALS	2,952		2,404	503,601

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	82.00	SF	10.00	10.00	100	2019
2	0810	CONCRETE A	0 100	0	0	162.00	SF	6.50	6.50	100	2019
3	0855	CONC PAVER	0 100	0	0	80.00	SF	10.00	10.00	100	2019
4	0476	VF 6 SBPL	0 100	0	0	10.00	LF	32.00	32.00	100	2019
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-2	0.00	0.00	40.00	FF	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	2,404	142.5067	213.76	513,879	2018	2018	0	0	2.00	98.00
1 SFR CUST - 100% - 2020											
Heated Area: 2008											
HX Base Yr 2020											

1649 OLMSTED LN, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
										03/21/2024	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		503,601	
TOTAL MARKET OB/XF VALUE		3,209	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		666,810	
SOH/AGL Deduction		216,283	
ASSESSED VALUE		450,527	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		400,527	
TOTAL JUST VALUE		666,810	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		539,738	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183956	NEW CONSTR	283,823	11/19/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2196/1139	5/15/2018	WD	Q	V	02	105,000	
GRANTOR: DEEN MICHAEL EARL, P							
GRANTEE: QUEENEY KENNETH M &							
2077/1932	10/18/2016	QC	U	V	11	100	
GRANTOR: DEEN MICHAEL E							
GRANTEE: DEEN MICHAEL EARL,							

BUILDING NOTES											
BUILDING DIMENSIONS											
FGR=[YR=2019] W24 S22 E16 S4 BAS=[YR=2019] S12 W3											
STP=[YR=2019] N2 W16 S2 E16\$ W21 S44 FOP=[YR=2019] S8 E4											
STP=[YR=2019] S3 E8 N3 W8\$ E12 N8 W16\$ E32 N56 W8\$ E8 N26\$											
PTR= E15 STR=[YR=2019] E8 FUS=[YR=2019] E24 S18 W16											
FOP=[YR=2019] S8 W16 N8 E16\$ W16 N4 E4 N10 E4 N4\$ S4 W4 S10											
W4 N14\$ W15\$.											