

BLOCK 24 LOT 7
IN OR 1769/102
AMELIA PARK PHASE 2 UNIT 9

SANDERS TERESA E & GARY P
1619 OLMSTED LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0024-0070



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	11	CLAY TILE 20
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	1,910	100	1,910	371,487
FGR	653	55	359	69,824
FOP	156	30	47	9,141
FOP	224	30	67	13,031
FUS	747	100	747	145,288
STP	12	10	1	195
UOP	346	20	69	13,420
TOTALS	4,048		3,200	622,387

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	234.00	SF	6.50	6.50
2	0475	VF 4 SBPL	0 100	0	0	14.00	LF	14.00	14.00
3	0855	CONC PAVER	0 100	0	0	68.00	SF	7.00	7.00
4	0855	CONC PAVER	0 100	0	0	48.00	SF	7.00	7.00
5	0855	CONC PAVER	0 100	0	0	45.00	SF	7.00	7.00
6	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
7	0861	POOL GUNIT	0 100	0	0	180.00	SF	170.00	170.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	0.00	0.00	45.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,200	135.0670	202.60	648,320	2014	2014	0	0	0	4.00	96.00
1 SFR CUST - 100% - 2015												
Heated Area: 2657												
HX Base Yr 2015												
1619 OLMSTED LN, FERNANDINA BEACH												

1619 OLMSTED LN, FERNANDINA BEACH				XF DATE				LAND DATE		03/21/2024		MLU	
				INC DATE				AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
234.00	SF	6.50	6.50	100	2014	2014	3	95	1,445				
14.00	LF	14.00	14.00	100	2014	2014	3	87	171				
68.00	SF	7.00	7.00	100	2014	2014	3	95	452				
48.00	SF	7.00	7.00	100	2014	2014	3	95	319				
45.00	SF	7.00	7.00	100	2014	2014	3	95	299				
1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920				
180.00	SF	170.00	170.00	100	2014	2014	3	75	22,950				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		622,387	
TOTAL MARKET OB/XF VALUE		27,556	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		829,943	
SOH/AGL Deduction		395,271	
ASSESSED VALUE		434,672	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		384,672	
TOTAL JUST VALUE		829,943	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		678,297	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140042	SWIM POOL	25,000	01/08/2014
20131560	NEW CONSTR	377,000	07/02/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1769/0102	11/21/2011	WD	U	V	11
GRANTOR: EVERBANK					
GRANTEE: SANDERS TERESA E &					
1719/0155	1/10/2011	CT	U	V	18
GRANTOR: CLERK OF COURT					
GRANTEE: EVERBANK					

BUILDING NOTES									
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BUILDING DIMENSIONS
FGR=[YR=2014] W36 S24 BAS=[YR=2014] S58 E2 FOP=[YR=2014] S7 E13 STP=[YR=2014] S2 E6 N2 W6\$ E19 N7 W32\$ E34 N16 UOP=[YR=2014] E4 N28 W11 S2 W4 FOP=[YR=2014] W8 S17 D3 R3 E5 N20\$ S20 E11 S6\$ N6 W16 U3 L3 N17 E12 N2 E7 N29 W13 S9 W4 S6 W6 S2 W4 N2 W9\$ E9 S2 E4 N2 E6 N6 E4 N9 E13 N9\$ PTR=E25 FUS=[YR=2014] E19 N3 E17 S5 W7 S4 E7 S21 W16 N1W1 N12 W19 N14\$ W25\$.