

ANDERSON AMY C
19 LAUREL OAK
FERNANDINA BEACH, FL 32034

2024

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

12 CEDAR 50

Exterior Wall

16 WD FR STUC 50

Roof Structur

03 GABLE/HIP 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

3 100

Frame Stories Units

02 WOOD FRAME 100
2. 2. 100
0 100

BUD8 Adjustme Occupancy

05 DIST 1A 100
00 NONE 100

Quality

04 Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA10

NEIGHBORHOOD/LOC

10001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS3,5121003,512447,087

FGR5265528936,790

FOP21306764

FOP3330101,273

FSP2564010212,985

FUS33610033642,774

UOP36207891

UOP7620151,909

UOP25220506,365

UOP30920627,893

TOTALS5,3574,389558,731

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10811CONCRETE B01004020800.00SF5.205.20100199219923642,662

20504FP-ELECTRI0100001.00UT2,000.002,000.00100198419843561,120

30820WOOD WALK0100453135.00SF11.7511.7510019841984340635

41126CB/STC 8"010000308.00SF8.008.00100198419843441,084

50300BOAT DCK W01006848.00SF40.0040.0010019841984320384

61126CB/STC 8"0100188144.00SF8.008.0010019921992364737

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSDUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETH OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-10.000.002.00LT1.001.001.00450,000.00450,000.00900,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 900,000Market: 0Agricultural: 0Common: 900,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500014,389105.4284158.14694,076198419840019.5080.50

1 SFR CUST - 100% - 2019Heated Area: 3848HX Base Yr 2019

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/07/2024MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 15

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 5Tax Dist:

BUILDING MARKET VALUE558,731

TOTAL MARKET OB/XF VALUE6,622

TOTAL LAND VALUE - MARKET900,000

TOTAL MARKET VALUE1,465,353

SOH/AGL Deduction593,398

ASSESSED VALUE871,955

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE821,955

TOTAL JUST VALUE1,465,353

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,240,959

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I / RSN CD SALE PRICE

2542/06852/18/2022QC U I 11100

GRANTOR: ANDERSON AMY L

GRANTEE: ANDERSON AMY C

2421/15563/03/2020WD U I 11100

GRANTOR: ANDERSON JANET H LIVI

GRANTEE: ANDERSON AMY L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N2 W17 S10 E2 S9 W13 S3 W19 S8 UOP=[YR=1993] W12 S3 E12 N3 \$ S3 W12 N3 W4 UOP=[YR=1993] N11 E4 N4 W8 S15 E4 \$ W4 N15 E8S1 E12 N10 UOP=[YR=1993] E4 N18 W28 S6 W10 FSP=[YR=1993] W19 S13 E20 N6 FOP=[YR=1993] E11 N3 W11 S3 \$ N3 W1 N4 \$ S4 E14 N5 E20 S13 \$ N13 W20 S5 W2 S3 W11 S6 W20 S48 UOP=[YR=1993] S7E15S2 E5 N5 E16 N7W7 N6W2 FOP=[YR=1993] N2W7S3 E7N1 \$ S1 W7S8W20 \$E20N11E7S2E2S6 E21N10E3 FGR=[YR=1993] S9E26N9E2N13 W22S10W2S3 W4\$E4N3E2N10E22S8E6 N6E22N29\$ PTR=E15FUS=[YR=1993] E18S2 E9S12W21N4W6N10\$W15\$.