



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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
---------	--	----------	----

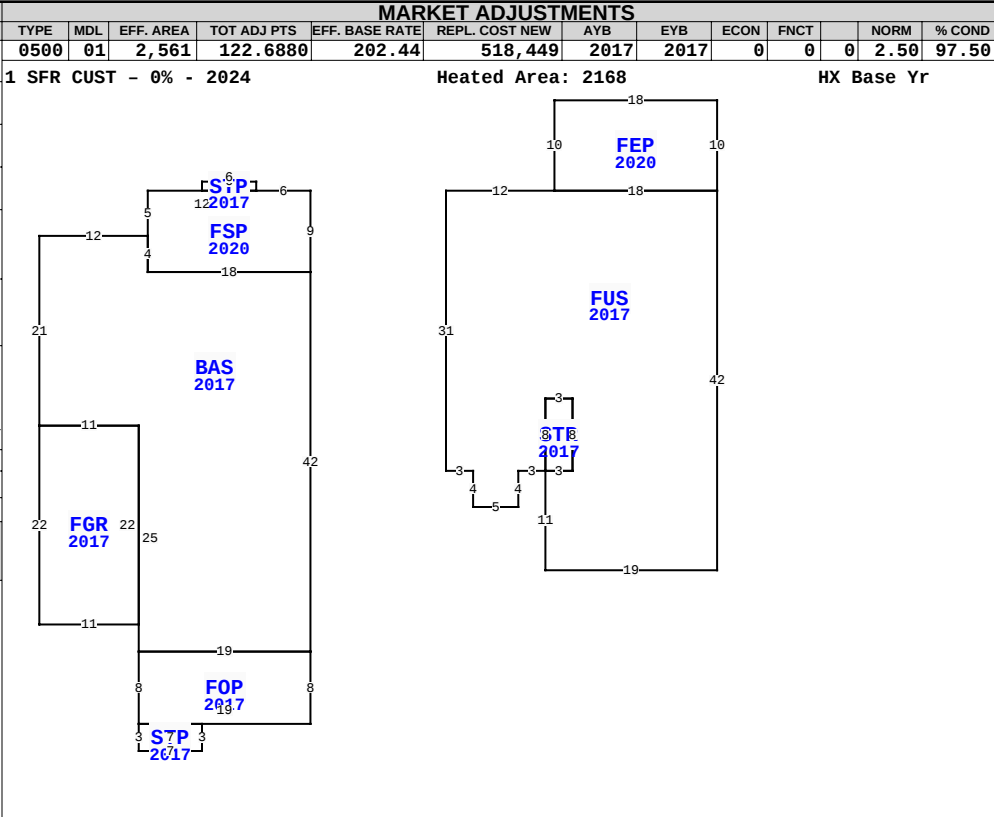
NEIGHBORHOOD/LOC	2104.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,033	100	1,033	203,893
FEP	180	80	144	28,422
FGR	242	55	133	26,252
FOP	152	30	46	9,079
FSP	162	40	65	12,830
FUS	1,135	100	1,135	224,025
STP	6	10	1	197
STP	21	10	2	395
STR	24	10	2	395

TOTALS	2,955		2,561	505,488
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	0	0	0	288.00	SF	7.00
3	0855	CONC PAVER	0	0	0	0	24.00	SF	7.00
4	0476	VF 6 SBPL	0	0	0	0	12.00	LF	32.00
5	0479	VF PICKET	0	0	0	0	24.00	LF	10.00
6	0855	CONC PAVER	0	0	14	18	252.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-2	0.00	0.00	1.00



1864 AMELIA OAKS DR, FERNANDINA BEACH					BLD DATE					LGL DATE		04/23/2024		MLU	
					XF DATE					LAND DATE					
					INC DATE					AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960						
288.00	SF	7.00	7.00	100	2017	2017	3	97	1,956						
24.00	SF	7.00	7.00	100	2017	2017	3	97	163						
12.00	LF	32.00	32.00	100	2017	2017	3	92	353						
24.00	LF	10.00	10.00	100	2017	2017	3	92	221						
252.00	SF	10.00	10.00	100	2020	2020	3	99	2,495						

TOTAL OB/XF										7,148		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
R-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	2	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE									
505,488									
TOTAL MARKET OB/XF VALUE									
7,148									
TOTAL LAND VALUE - MARKET									
275,000									
TOTAL MARKET VALUE									
787,636									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
787,636									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
787,636									
TOTAL JUST VALUE									
787,636									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
645,946									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190669	SUNROOM	0	12/16/2019
20160554	CO ISSUED	0	03/10/2017
20160554	NEW CONSTR	246,329	03/02/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2650/1655	6/14/2023	WD	U	I	11	100	
GRANTOR: COHEN BARRY M & BARBA							
GRANTEE: COHEN-JARZEN LLC							
2501/0994	9/30/2021	WD	Q	I	01	760,000	
GRANTOR: VAUGHN RICHARD RAY &							
GRANTEE: COHEN BARRY M & BAR							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=2020] W6 STP=[YR=2017] N1 W6 S1 E6 \$ W12 S5									
BAS=[YR=2017] W12 S21 FGR=[YR=2017] S22 E11 N22 W11\$ E11 S25									
FOP=[YR=2017] S8 STP=[YR=2017] S3 E7 N3 W7\$ E19 N8 W19\$ E19									
N42 W18 N4\$ S4 E18 N9\$ PTR=E15 FUS=[YR=2017] E12									
FEP=[YR=2020] N10 E18 S10 W18\$ E18 S42 W19 N11 STR=[YR=2017]									
N8 E3 S8 W3\$ E3 N8 W3 S8 W3 S4 W5 N4 W3 N31\$ W15\$.									