

LOT 4
IN OR 2196/3
AMELIA OAKS PBK 8/85

HOOKER JOSEPH R & AMELIA E
1872 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2024

29-3N-28-0100-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
---------	--	----------	----

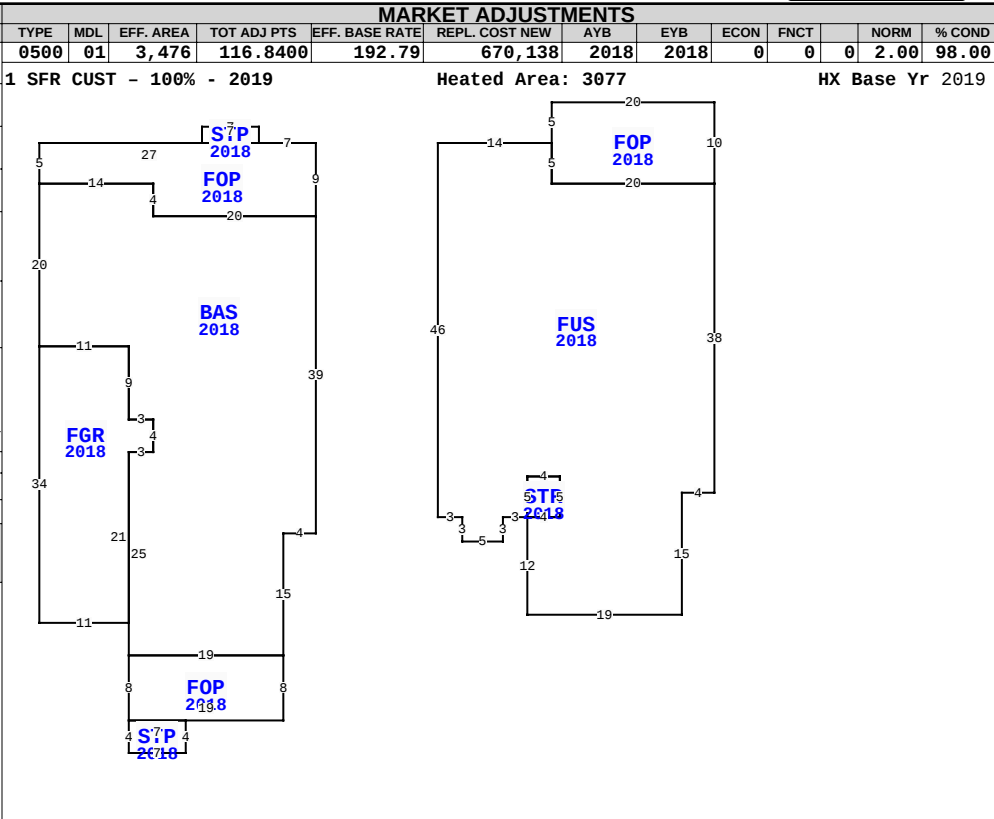
NEIGHBORHOOD/LOC	2104.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,402	100	1,402	264,886
FGR	386	55	212	40,054
FOP	152	30	46	8,691
FOP	200	30	60	11,336
FOP	250	30	75	14,170
FUS	1,675	100	1,675	316,465
STP	14	10	1	189
STP	28	10	3	566
STR	20	10	2	378

TOTALS	4,127		3,476	656,735
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0855	CONC PAVER	0 100	0	0	257.00	SF	7.00	
3	0855	CONC PAVER	0 100	0	0	24.00	SF	7.00	
4	0855	CONC PAVER	0 100	0	0	588.00	SF	7.00	

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF									
7,861									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		656,735	
TOTAL MARKET OB/XF VALUE		7,861	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		939,596	
SOH/AGL Deduction		405,137	
ASSESSED VALUE		534,459	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		484,459	
TOTAL JUST VALUE		939,596	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		778,015	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170568	CO ISSUED	0	05/03/2018
20170568	NEW CONSTR	378,765	03/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2196/0003	5/11/2018	SW	Q	I	01
GRANTOR: D & H HOMES LLC					
GRANTEE: HOOKER JOSEPH R & A					

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

BUILDING DIMENSIONS					
FOP=[YR=2018] W7 STP=[YR=2018] N2 W7 S2 E7 \$ W27 S5					
BAS=[YR=2018] S20 FGR=[YR=2018] S34 E11 N21 E3 N4 W3 N9 W11\$					
E11 S9 E3 S4 W3 S25 FOP=[YR=2018] S8 STP=[YR=2018] S4 E7 N4					
W7\$ E19 N8 W19\$ E19 N15 E4 N39 W20 N4 W14 \$ E14 S4 E20 N9\$					
PTR=E15 FUS=[YR=2018] E14 FOP=[YR=2018] N5 E20 S10 W20 N5\$ S5					
E20 S38 W4 S15 W19 N12 STR=[YR=2018] N5 E4 S5 W4\$ E4 N5 W4 S5					
W3 S3 W5 N3 W3 N46\$ W15\$.					