

LOT 7
IN OR 2209/936
AMELIA OAKS PBK 8/85

LOUIS THOMAS W & KRISTEN J L/E/
1882 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2024

29-3N-28-0100-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

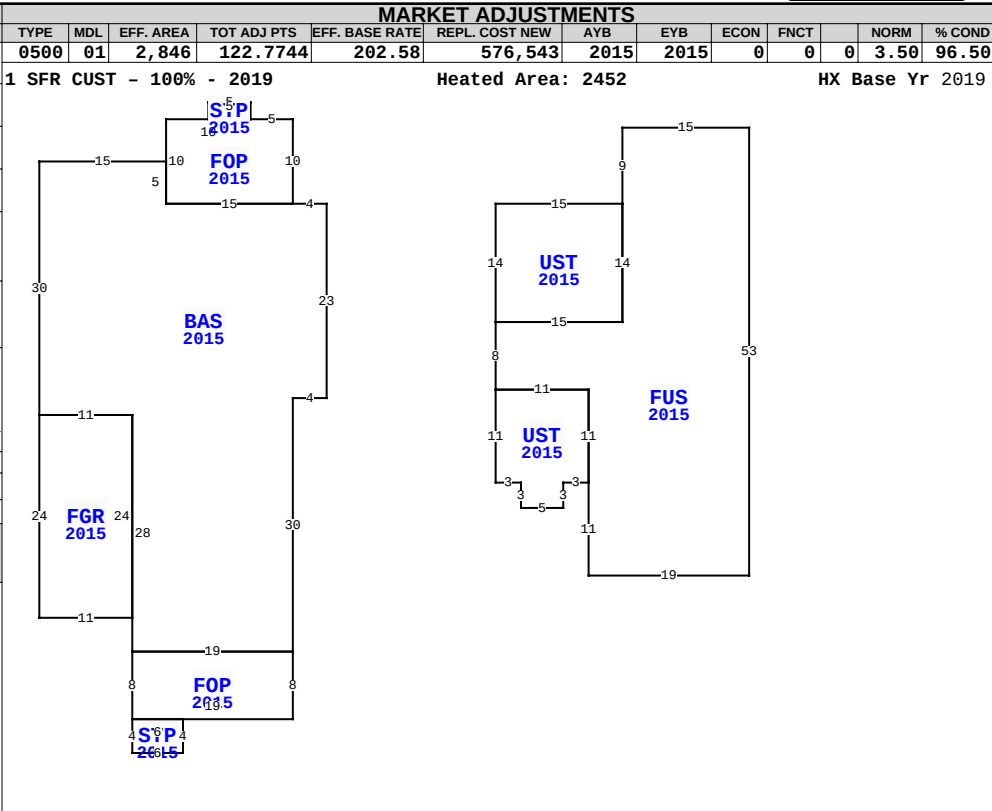
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2104.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,449	100	1,449	283,264
FGR	264	55	145	28,346
FOP	150	30	45	8,797
FOP	152	30	46	8,993
FUS	1,003	100	1,003	196,076
STP	10	10	1	196
STP	24	10	2	391
UST	136	45	61	11,925
UST	210	45	94	18,376
TOTALS	3,398		2,846	556,364

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0 100	0	0	198.00	SF	10.00	10.00	100	2015	2015	3	95	1,881	
2	0855	CONC PAVER	0 100	0	0	21.00	SF	10.00	10.00	100	2015	2015	3	95	200	
3	0476	VF 6 SBPL	0 100	0	0	12.00	LF	32.00	32.00	100	2015	2015	3	89	342	
4	0479	VF PICKET	0 100	0	0	22.00	LF	10.00	10.00	100	2015	2015	3	89	196	
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



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

1882 AMELIA OAKS DR, FERNANDINA BEACH#										INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
198.00	SF	10.00	10.00	100	2015	2015	3	95	1,881						
21.00	SF	10.00	10.00	100	2015	2015	3	95	200						
12.00	LF	32.00	32.00	100	2015	2015	3	89	342						
22.00	LF	10.00	10.00	100	2015	2015	3	89	196						
1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940						

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		556,364			
TOTAL MARKET OB/XF VALUE		4,559			
TOTAL LAND VALUE - MARKET		275,000			
TOTAL MARKET VALUE		835,923			
SOH/AGL Deduction		370,023			
ASSESSED VALUE		465,900			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		415,900			
TOTAL JUST VALUE		835,923			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		687,558			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142238	CO ISSUED	0	07/16/2015
20142240	NEW CONSTR	313,255	10/16/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2209/0936	1/16/2018	QC	U	I	11
GRANTOR: LOUIS THOMAS W & KRIS					
GRANTEE: LOUIS KRISTEN J & T					
2044/1359	5/05/2016	SW	Q	I	01
GRANTOR: D & H HOMES LLC					
GRANTEE: LOUIS THOMAS W & KR					

BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=2015] W4 FOP=[YR=2015] N10 W5 STP=[YR=2015] N2 W5 S2 E5\$ W10 S10 E15\$ W15 N5 W15 S30 FGR=[YR=2015] S24 E11 N24 W11\$ E11 S28 FOP=[YR=2015] S8 STP=[YR=2015] S4 E6 N4 W6 \$ E19 N8 W19\$ E19 N30 E4 N23\$ PTR=E20 UST=[YR=2015] E15 FUS=[YR=2015] N9 E15 S53 W19 N11 UST=[YR=2015] W3 S3 W5 N3 W3 N11 E11 S11\$ N11 W11 N8 E15 N14\$ S14 W15 N14\$ W20\$.															