

LOT 10
IN OR 2086/1584
AMELIA OAKS PBK 8/85

CARDILE CLAUDIA
1894 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2024

29-3N-28-0100-0010-0000



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	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
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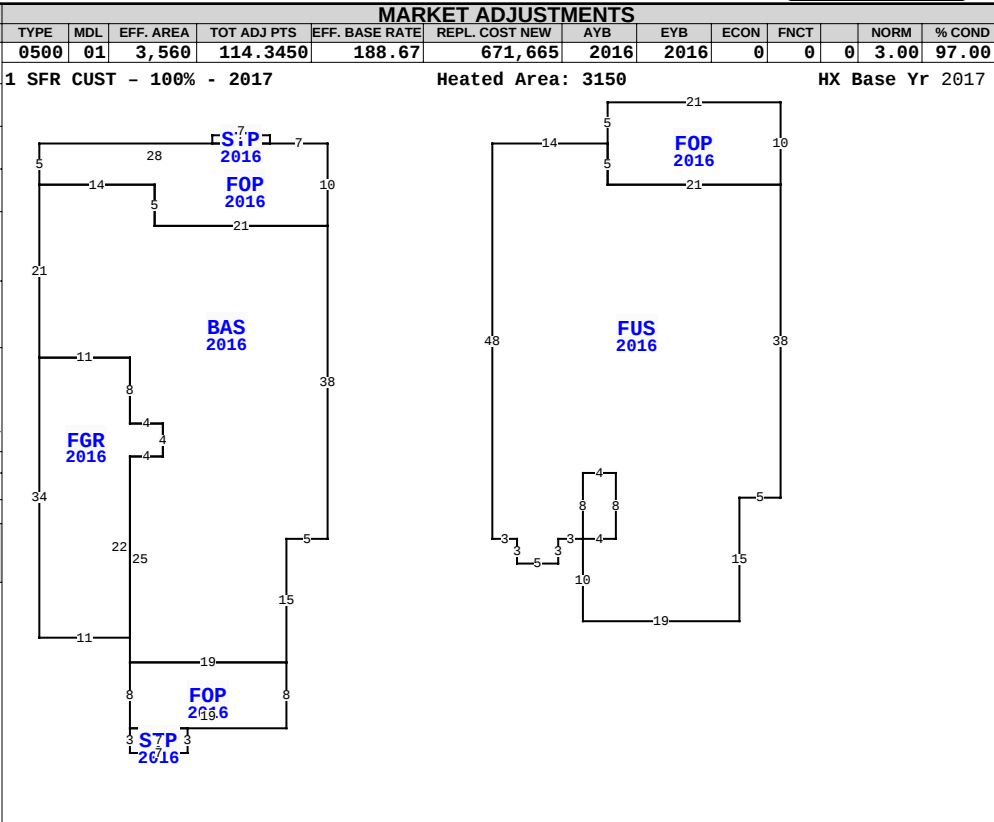
NEIGHBORHOOD/LOC	2104.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,427	100	1,427	261,155
FGR	390	55	214	39,164
FOP	152	30	46	8,419
FOP	210	30	63	11,529
FOP	280	30	84	15,373
FUS	1,723	100	1,723	315,326
STP	7	10	1	183
STP	21	10	2	366

TOTALS	4,210		3,560	651,515
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	342.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	24.00	SF	10.00
4	0476	VF 6 SBPL	0	100	0	0	6.00	LF	32.00
5	0479	VF PICKET	0	100	0	0	12.00	LF	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	100		R-2	0.00	0.00	1.00



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

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	342.00	SF	10.00	10.00	100	2016	2016	3	96	3,283	
3	0855	CONC PAVER	0	100	0	0	24.00	SF	10.00	10.00	100	2016	2016	3	96	230	
4	0476	VF 6 SBPL	0	100	0	0	6.00	LF	32.00	32.00	100	2016	2016	3	90	173	
5	0479	VF PICKET	0	100	0	0	12.00	LF	10.00	10.00	100	2016	2016	3	90	108	

TOTAL OB/XF													5,734		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE					651,515
TOTAL MARKET OB/XF VALUE					5,734
TOTAL LAND VALUE - MARKET					275,000
TOTAL MARKET VALUE					932,249
SOH/AGL Deduction					434,383
ASSESSED VALUE					497,866
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					447,866
TOTAL JUST VALUE					932,249
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					771,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152929	CO ISSUED	0	11/30/2016
20152929	NEW CONSTR	378,765	12/16/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2086/1584	12/02/2016	SW	Q	I	01	567,800
GRANTOR: D & H HOMES LLC						
GRANTEE: CARDILE CLAUDIA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2016] W7 STP=[YR=2016] N1 W7 S1 E7 \$ W28 S5 BAS=[YR=2016] S21 FGR=[YR=2016] S34 E11 N22 E4 N4 W4 N8 W11\$ E11 S8 E4 S4 W4 S25 FOP=[YR=2016] S8 STP=[YR=2016] S3 E7 N3 W7\$ E19 N8 W19\$ E19 N15 E5 N38 W21 N5 W14 \$ E14 S5 E21 N10\$ PTR=E20 FUS=[YR=2016] E14 FOP=[YR=2016] N5 E21 S10 W21 N5\$ S5 E21 S38 W5 S15 W19 N10 E4 N8 W4 S8 W3 S3 W5 N3 W3 N48\$ W20\$.									