LOT 15
AMELIA OAKS PBK 8/85

COLLINS KEVIN J & GAIL A
1914 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2024

29-3N-28-0100-0015-0000

BUILDING CHARACTERISTICS

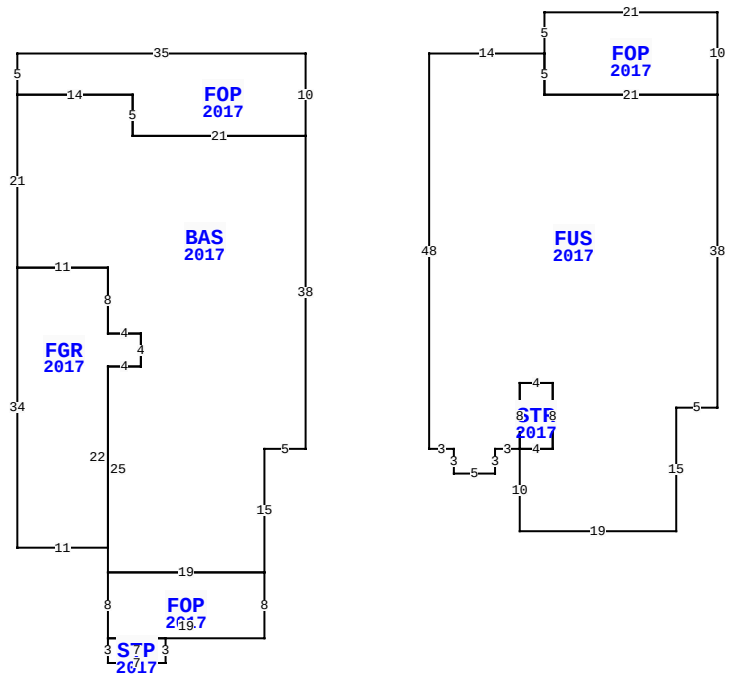
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD 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
NEIGHBORHOOD/LOC	2104.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,427	100	1,427	262,501
FGR	390	55	214	39,366
FOP	152	30	46	8,462
FOP	210	30	63	11,589
FOP	280	30	84	15,452
FUS	1,723	100	1,723	316,951
STP	21	10	2	368
STR	32	10	3	552
TOTALS	4,235		3,562	655,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,562	114.3450	188.67	672,043	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 3150 HX Base Yr 2019



1914 AMELIA OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		655,242
TOTAL MARKET OB/XF VALUE		4,851
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		935,093
SOH/AGL Deduction		403,462
ASSESSED VALUE		531,631
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		481,631
TOTAL JUST VALUE		935,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		773,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161280	CO ISSUED	0	03/28/2017
20161280	NEW CONSTR	378,765	05/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1299	6/03/2024	WD	Q	I	01	1,280,000
GRANTOR: BARNES BECKIE LIVING						
GRANTEE: COLLINS KEVIN J & G						
2212/1140	7/18/2018	WD	Q	I	01	602,600
GRANTOR: VARNEY ARDEN R & JANI						
GRANTEE: BECKIE BARNES LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W35S5 BAS=[YR=2017] S21 FGR=[YR=2017] S34 E11 N22 E4 N4 W4 N8 W11$ E11 S8 E4 S4 W4 S25 FOP=[YR=2017] S8 STP=[YR=2017] S3 E7 N3 W7 $ E19 N8 W19$ E19 N15 E5 N38 W21 N5 W14$ E14 S5 E21 N10$ PTR=E15 FUS=[YR=2017] E14 FOP=[YR=2017] N5 E21 S10 W21 N5$ S5 E21 S38 W5 S15 W19 N10 STR=[YR=2017] N8 E4 S8 W4$ E4 N8 W4 S8 W3 S3 W5 N3 W3 N48$ W15$.

EXTRA FEATURES

LN	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	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	320.00	SF	7.00	7.00	100	2017	2017	3	97	2,173	
3	0855	CONC PAVER	0	100	0	0	24.00	SF	7.00	7.00	100	2017	2017	3	97	163	
4	0476	VF 6 SBPL	0	100	0	0	12.00	LF	32.00	32.00	100	2017	2017	3	92	353	
5	0479	VF PICKET	0	100	0	0	22.00	LF	10.00	10.00	100	2017	2017	3	92	202	

LAND DESCRIPTION

TOTAL OB/XF 4,851

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000							

REVIEW DATE 06/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS