LOT 16
AMELIA OAKS PBK 8/85

DILLAHUNT PAUL H II & ELIZABETH M
1918 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2024

29-3N-28-0100-0016-0000

BUILDING CHARACTERISTICS

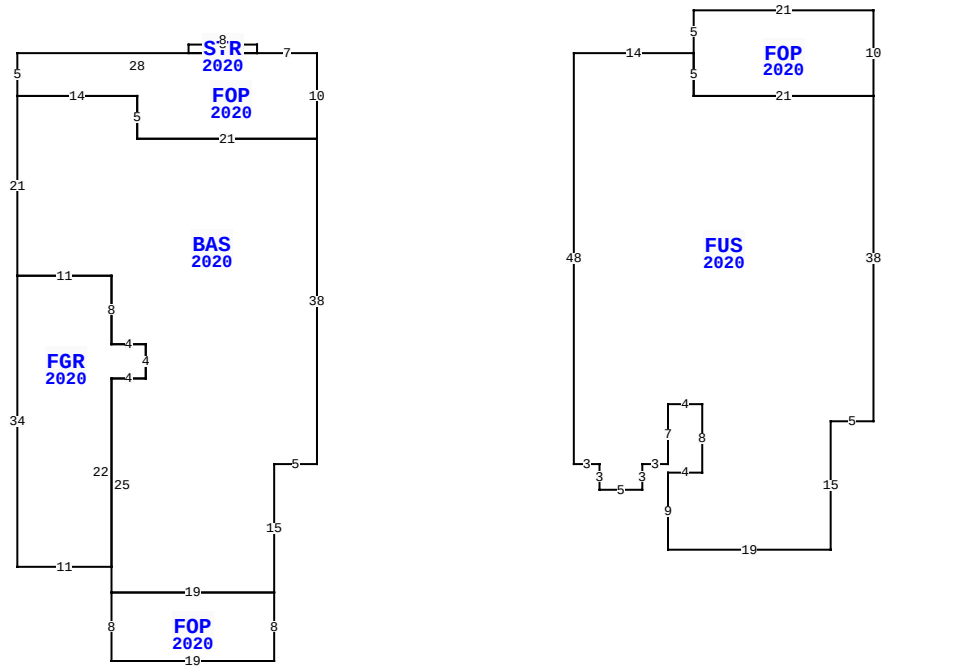
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,427	100	1,427	262,443
FGR	390	55	214	39,357
FOP	152	30	46	8,460
FOP	210	30	63	11,587
FOP	280	30	84	15,449
FUS	1,723	100	1,723	316,881
STR	8	10	1	184
TOTALS	4,190		3,558	654,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,558	112.5900	185.77	660,970	2020	2020	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 3150 HX Base Yr 2022



1918 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		654,360
TOTAL MARKET OB/XF VALUE		57,034
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		986,394
SOH/AGL Deduction		421,143
ASSESSED VALUE		565,251
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		515,251
TOTAL JUST VALUE		986,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		825,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190101	CO ISSUED	0	02/20/2020
20190542	POOL ENCL	0	09/27/2019
20190349	SWIM POOL	0	05/30/2019
20182864	NEW CONSTR	402,443	08/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2470/0480	6/11/2021	WD	Q	I	01	868,000
GRANTOR: CARPENTER ROBERT L &						
GRANTEE: DILLAHUNT PAUL H II						
2340/1618	2/21/2020	SW	Q	I	02	650,000
GRANTOR: D & H HOMES LLC						
GRANTEE: CARPENTER ROBERT L						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2020	2020	3	100	10,200	
3	0855	CONC PAVER	0	100	0	0	1,054.00	SF	10.00	10.00	100	2020	2020	3	99	10,435	
4	0855	CONC PAVER	0	100	0	0	390.00	SF	10.00	10.00	100	2020	2020	3	99	3,861	
5	0861	POOL GUNIT	0	100	0	0	160.00	SF	85.00	85.00	100	2020	2020	3	93	12,648	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2020	2020	3	90	900	
7	0910	SCRN RM L	0	100	0	0	1,150.00	SF	15.00	15.00	100	2020	2020	3	90	15,525	

BUILDING DIMENSIONS

FOP=[YR=2020] W7 STR=[YR=2020] N1 W8 S1 E8 $ W28 S5 BAS=[YR=2020] S21 FGR=[YR=2020] S34 E11 N22 E4 N4 W4 N8 W11 $ E11 S8 E4 S4 W4 S25 FOP=[YR=2020] S8 E19 N8 W19 $ E19 N15 E5 N38 W21 N5 W14 $ E14 S5 E21 N10 $ PTR= E30 FUS=[YR=2020] E14 FOP=[YR=2020] N5 E21 S10 W21 N5 $ S5 E21 S38 W5 S15 W19 N9 E4 N8 W4 S7 W3 S3 W5 N3 W3 N48 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 57,034

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 11/02/2020 BY RK Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS