

GENEROSA GLORIA
1922 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

29-3N-28-0100-0017-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		10	ABOVE AVG 100		0500	01	3,563	114.3000	188.60	671,982	2016	2016	2016	0	0	0	3.00	97.00	VALUATION BY					STANDARD										
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2021										Heated Area: 3147										HX Base Yr									
Roof Cover		11	SLATE 100												BUILDING MARKET VALUE										651,823									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										50,686									
Interior Floor		11	CLAY TILE 50												TOTAL LAND VALUE - MARKET										275,000									
Interior Floor		12	HARDWOOD 50												TOTAL MARKET VALUE										977,509									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										135,166									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										842,343									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										13									
Bathrooms			3 100												BASE TAXABLE VALUE										0									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										977,509									
Stories		2.	2. 100												NCON VALUE										0									
Units		00	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										817,809																			
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	261,058																														
FGR	390	55	214	39,149																														
FOP	152	30	46	8,416																														
FOP	210	30	63	11,526																														
FOP	280	30	84	15,367																														
FUS	1,720	100	1,720	314,660																														
STP	21	10	2	366																														
STP	42	10	4	731																														
STR	32	10	3	549																														
TOTALS	4,274		3,563	651,823																														
EXTRA FEATURES					1922 AMELIA OAKS DR, FERNANDINA BEACH																													
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	450.00	SF	10.00	10.00	100	2016	2016	3	96	4,320																			
2	0855	CONC PAVER	0 100	0	0	24.00	SF	10.00	10.00	100	2016	2016	3	96	230																			
3	0476	VF 6 SBPL	0 100	0	0	12.00	LF	32.00	32.00	100	2016	2016	3	90	346																			
4	0479	VF PICKET	0 100	0	0	42.00	LF	10.00	10.00	100	2016	2016	3	90	378																			
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940																			
6	0861	POOL GUNIT	0 100	0	0	474.00	SF	85.00	85.00	100	2017	2017	3	84	33,844																			
7	0855	CONC PAVER	0 100	0	0	1,418.00	SF	7.00	7.00	100	2017	2017	3	97	9,628																			
LAND DESCRIPTION										TOTAL OB/XF										50,686														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS																																		