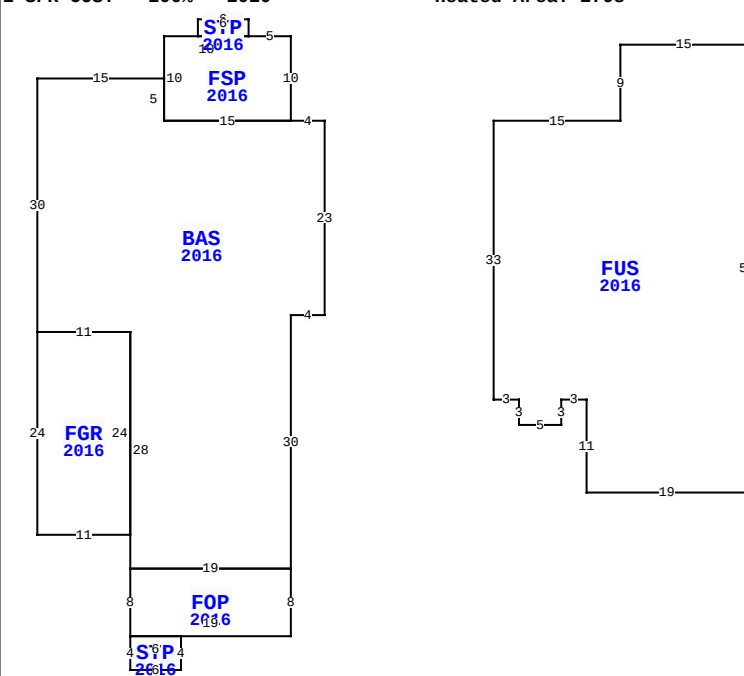


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	10	ABOVE AVG 100								0500	01	3,052	120.3360	198.55	605,975	2016	2016	0	0	0	3.00	97.00																											
Roof Structur	08	IRREGULAR 100								1 SFR CUST - 100% - 2020										Heated Area: 2798										HX Base Yr 2020																			
Roof Cover	11	SLATE 100																																															
Interior Wall	05	DRYWALL 100																																															
Interior Floo	11	CLAY TILE 60																																															
Interior Floo	12	HARDWOOD 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		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	1,449	100	1,449	279,068																																													
FGR	264	55	145	27,926																																													
FOP	152	30	46	8,859																																													
FSP	150	40	60	11,556																																													
FUS	1,349	100	1,349	259,809																																													
STP	12	10	1	193																																													
STP	24	10	2	385																																													
TOTALS		3,400		3,052	587,796																																												
EXTRA FEATURES										1934 AMELIA OAKS DR, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/23/2024 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	216.00	SF	10.00	10.00	100	2016	2016	3	96	2,074																																	
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	36.00	LF	32.00	32.00	100	2016	2016	3	90	1,037																																	
LAND DESCRIPTION																		TOTAL OB/XF 5,281																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS																																																	