

LOT 21
IN OR 2252/1178
AMELIA OAKS PBK 8/85

FLEMING MICHAEL KENT & DONNA J
1938 AMELIA OAKS DRIVE
FERNANDINA BEACH, FL 32034

2024

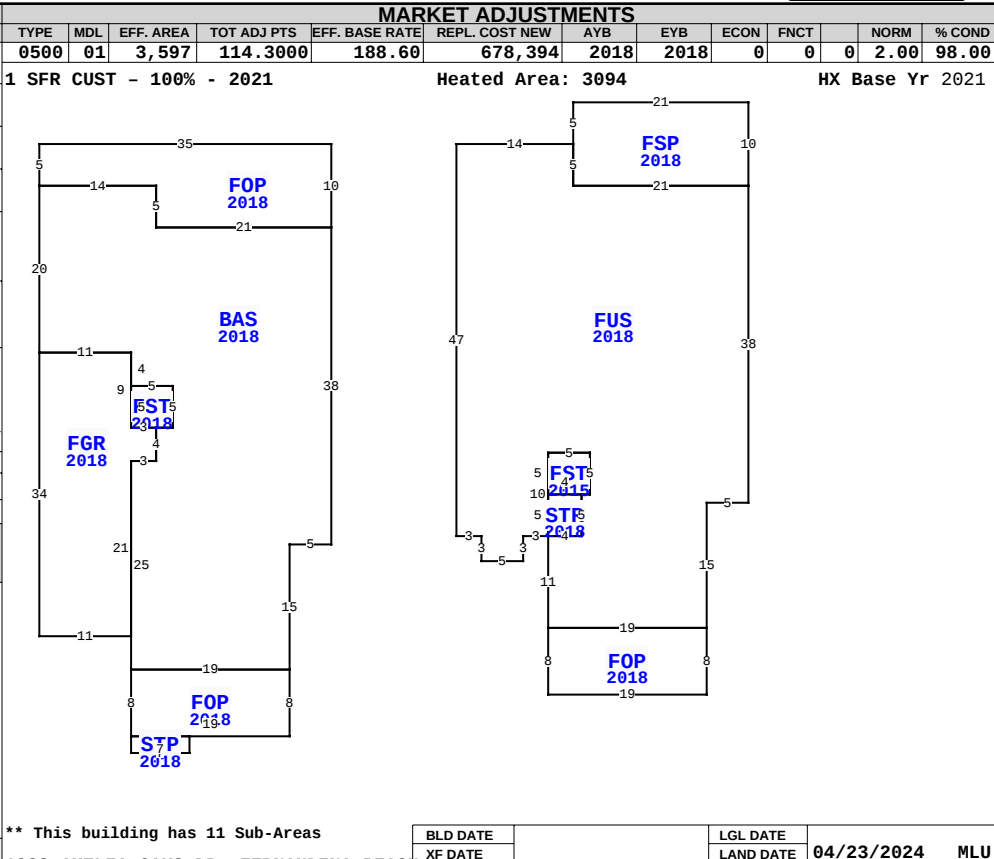
29-3N-28-0100-0021-0000



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	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	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	1,395	100	1,395	257,835
FGR	386	55	212	39,183
FOP	152	30	46	8,502
FOP	152	30	46	8,502
FOP	280	30	84	15,525
FSP	210	40	84	15,525
FST	25	55	14	2,587
FST	25	55	14	2,587
FUS	1,699	100	1,699	314,022
STP	14	10	1	185
TOTALS	4,358		3,597	664,826



1938 AMELIA OAKS DR, FERNANDINA BEACH

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00
3	0855	CONC PAVER	0	100	0	0	330.00	SF	7.00
4	0855	CONC PAVER	0	100	0	0	24.00	SF	7.00

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2018	2018	3	98	1,960	
100	2018	2018	3	100	10,200	
100	2018	2018	3	97	2,241	
100	2018	2018	3	97	163	

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

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		664,826	
TOTAL MARKET OB/XF VALUE		14,564	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		954,390	
SOH/AGL Deduction		280,926	
ASSESSED VALUE		673,464	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		623,464	
TOTAL JUST VALUE		954,390	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		788,331	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170584	CO ISSUED	0	08/09/2018
20170584	NEW CONSTR	378,765	03/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2252/1178	1/31/2019	SW	Q	I	02
GRANTOR: D & H HOMES LLC					
GRANTEE: FLEMING MICHAEL KEN					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FUS=[YR=2018;ORIG=15,0] E14 S5 E21 S38 W5 S15 W19 N11 E4 N5 E1 N5 W5 S10 W3 S3 W5 N3 W3 N47 \$					
BAS=[YR=2018;ORIG=-35,5] S20 E11 S4 E5 S5 W2 S4 W3 S25 E19 N15 E5 N38 W21 N5 W14 \$					
FGR=[YR=2018;ORIG=-35,25] S34 E11 N21 E3 N4 W3 N9 W11 \$					
FOP=[YR=2018;ORIG=0,0] W35 S5 E14 S5 E21 N10 \$					
FSP=[YR=2018;ORIG=29,0] N5 E21 S10 W21 N5 \$					
FOP=[YR=2018;ORIG=-24,63] S8 E19 N8 W19 \$					
FOP=[YR=2018;ORIG=45,58] S8 W19 N8 E19 \$					
FST=[YR=2018;ORIG=-21,34] E2 N5 W5 S5 E3 \$					
FST=[YR=2015;ORIG=26,42] N5 E5 S5 W5 \$					
STR=[YR=2018;ORIG=26,47] N5 E4 S5 W4 \$					