



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
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	905	100	905	182,343
FGR	371	55	204	41,103
FOP	152	30	46	9,268
FOP	185	30	56	11,283
FUS	1,118	100	1,118	225,259
STP	7	10	1	202
STP	21	10	2	403
STR	36	10	4	806
TOTALS	2,795		2,336	470,666

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017
2	0855	CONC PAVER	0 100	0	0	247.00	SF	7.00	7.00	100	2017
3	0855	CONC PAVER	0 100	8	3	24.00	SF	7.00	7.00	100	2017
4	0476	VF 6 SBPL	0 100	0	0	12.00	LF	32.00	32.00	100	2017
5	0479	VF PICKET	0 100	0	0	48.00	LF	10.00	10.00	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,336	125.2440	206.65	482,734	2017	2017	0	0	2.50	97.50
1 SFR CUST - 100% - 2023 Heated Area: 2023 HX Base Yr 2023											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/23/2024 MLU											

1945 AMELIA OAKS DR, FERNANDINA BEACH											
TOTAL OB/XF											
4,595											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		470,666	
TOTAL MARKET OB/XF VALUE		4,595	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		725,261	
SOH/AGL Deduction		93,686	
ASSESSED VALUE		631,575	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		581,575	
TOTAL JUST VALUE		725,261	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		613,180	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162022	CO ISSUED	0	08/21/2017
20162022	NEW CONSTR	233,221	07/27/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2344/1216	3/02/2020	WD	Q	I	02
GRANTOR: AUSTIN JAMES D & KIMB					
GRANTEE: FREEMAN HARLEY D &					
2147/1676	9/25/2017	WD	Q	I	02
GRANTOR: POWELL MARY & JAMES					
GRANTEE: AUSTIN JAMES D & KI					

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=2017] W6 STP=[YR=2017] N1 W7 S1 E7 \$ W13 S5 BAS=[YR=2017] W11 S10 FGR=[YR=2017] S33 E11 N20 E2 N4 W2 N9 W11\$ E11 S9 E2 S4 W2 S24 FOP=[YR=2017] S8 STP=[YR=2017] S3 E7 N3 W7 \$ E19 N8 W19\$ E19 N42 W18 N5 W1\$ E1 S5 E18 N10\$ PTR=E15 FUS=[YR=2017] E30 S42 W19 N11 STR=[YR=2017] N9 E4 S9 W4\$ E4 N9 W4 S9 W3 S3 W5 N3 W3 N31\$ W15\$.											