



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,237	100	1,237	217,517
FGR	390	55	214	37,630
FOP	152	30	46	8,089
FSP	230	40	92	16,178
FUS	1,537	100	1,537	270,269
STP	16	10	2	352
STP	21	10	2	352
STR	28	10	3	528
TOTALS	3,611		3,133	550,913

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	243.00	SF	7.00	7.00	100	2019
2	0855	CONC PAVER	0	100	8	24.00	SF	7.00	7.00	100	2019
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2019

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	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,133	108.1920	178.52	559,303	2019	2019	0	0	1.50	98.50
1 SFR CUST - 100% - 2021											
Heated Area: 2774											
HX Base Yr 2021											

1961 AMELIA OAKS DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/23/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		550,913	
TOTAL MARKET OB/XF VALUE		3,812	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		804,725	
SOH/AGL Deduction		232,481	
ASSESSED VALUE		572,244	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		522,244	
TOTAL JUST VALUE		804,725	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		682,015	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190568	SCRN UNDER	0	10/02/2019
20181660	NEW CONSTR	352,301	05/17/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2387/1536	8/28/2020	WD	Q	I	01
GRANTOR: MYERS GARY A & EILEEN					
GRANTEE: REESE FREDRICK L &					
2294/0145	7/30/2019	SW	Q	I	01
GRANTOR: D & H HOMES LLC					
GRANTEE: MYERS GARY A & EILE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2019] W16 STP=[YR=2019] N2 W8 S2 E8\$ W14 S5											
BAS=[YR=2019] S21 FGR=[YR=2019] S34 E11 N22 E4 N4 W4 N8 W11\$											
E11 S8 E4 S4 W4 S25 FOP=[YR=2019] S8 STP=[YR=2019] S3 E7 N3											
W7 \$ E19 N8 W19\$ E19 N53 W16 N5 W14\$ E14 S5 E16 N10\$ PTR=E15											
FUS=[YR=2019] E14 S5 E16 S53 W19 N10 STR=[YR=2019] N7 E4 S7											
W4\$ E4 N7 W4 S7 W3 S3 W5 N3 W3 N48\$ W15\$.											