

LOT 28
IN OR 2110/1718
AMELIA OAKS PBK 8/85

VRANCIC DAVID GEORGE & LYNDA S
1965 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2024

29-3N-28-0100-0028-0000



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 70
Interior Floor	14	CARPET 30
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. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	2104.00
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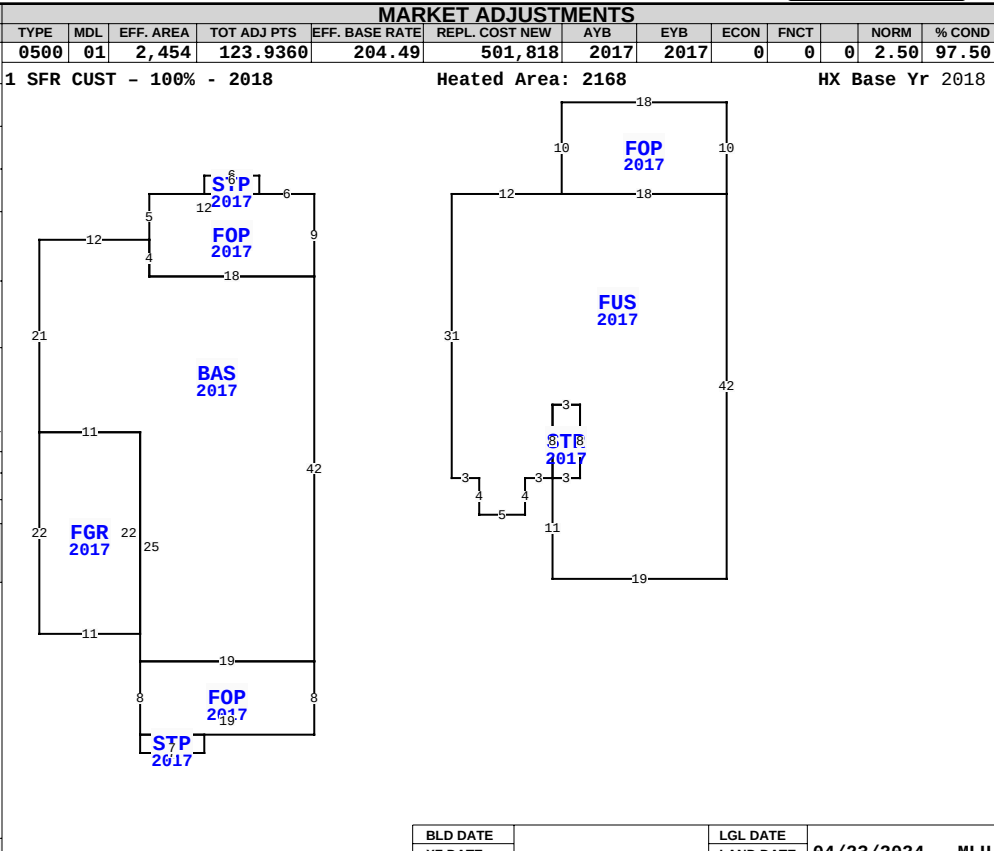
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,033	100	1,033	205,957
FGR	242	55	133	26,517
FOP	152	30	46	9,172
FOP	162	30	49	9,770
FOP	180	30	54	10,766
FUS	1,135	100	1,135	226,294
STP	12	10	1	199
STP	14	10	1	199
STR	24	10	2	399
TOTALS	2,954		2,454	489,273

EXTRA FEATURES				
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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	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0 100	0	0	214.00	SF	7.00	7.00	100	2017	2017	3	97	1,453	
3	0855	CONC PAVER	0 100	0	0	24.00	SF	7.00	7.00	100	2017	2017	3	97	163	
4	0476	VF 6 SBPL	0 100	0	0	12.00	LF	32.00	32.00	100	2017	2017	3	92	353	
5	0479	VF PICKET	0 100	0	0	87.00	LF	10.00	10.00	100	2017	2017	3	92	800	

LAND DESCRIPTION			TOTAL OB/XF 4,729													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00

REVIEW DATE	05/12/2019	BY	KBA
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1965 AMELIA OAKS DR, FERNANDINA BEACH

TOTAL OB/XF			4,729													
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1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00

REVIEW DATE	05/12/2019	BY	KBA
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Total Acres:	0.00
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Total Land Value:	250,000
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Market:	0
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Agricultural:	0
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Common:	250,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		489,273			
TOTAL MARKET OB/XF VALUE		4,729			
TOTAL LAND VALUE - MARKET		250,000			
TOTAL MARKET VALUE		744,002			
SOH/AGL Deduction		351,147			
ASSESSED VALUE		392,855			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		342,855			
TOTAL JUST VALUE		744,002			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		629,488			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160559	CO ISSUED	0	03/10/2017
20160559	NEW CONSTR	246,329	03/02/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2110/1718	3/29/2017	SW	Q	I	02	411,200

GRANTOR: D & H HOMES LLC						
GRANTEE: VRANCIC DAVID GEORG						

BUILDING NOTES						
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BUILDING DIMENSIONS						
FOP=[YR=2017] W6 STP=[YR=2017] N2 W6 S2 E6 \$ W12 S5						
BAS=[YR=2017] W12 S21 FGR=[YR=2017] S22 E11 N22 W11\$ E11 S25						
FOP=[YR=2017] S8 STP=[YR=2017] S2 E7 N2 W7\$ E19 N8 W19\$ E19						
N42 W18 N4\$ S4 E18 N9\$ PTR=E15 FUS=[YR=2017] E12						
FOP=[YR=2017] N10 E18 S10 W18\$ E18 S42 W19 N11 STR=[YR=2017]						
N8 E3 S8 W3\$ E3 N8 W3 S8 W3 S4 W5 N4 W3 N31\$ W15\$.						

OTHER ADJUSTMENTS AND NOTES																

YEAR	
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DENSITY	
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DECL	
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FRZ	
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YR	
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CONSRV	
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