



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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

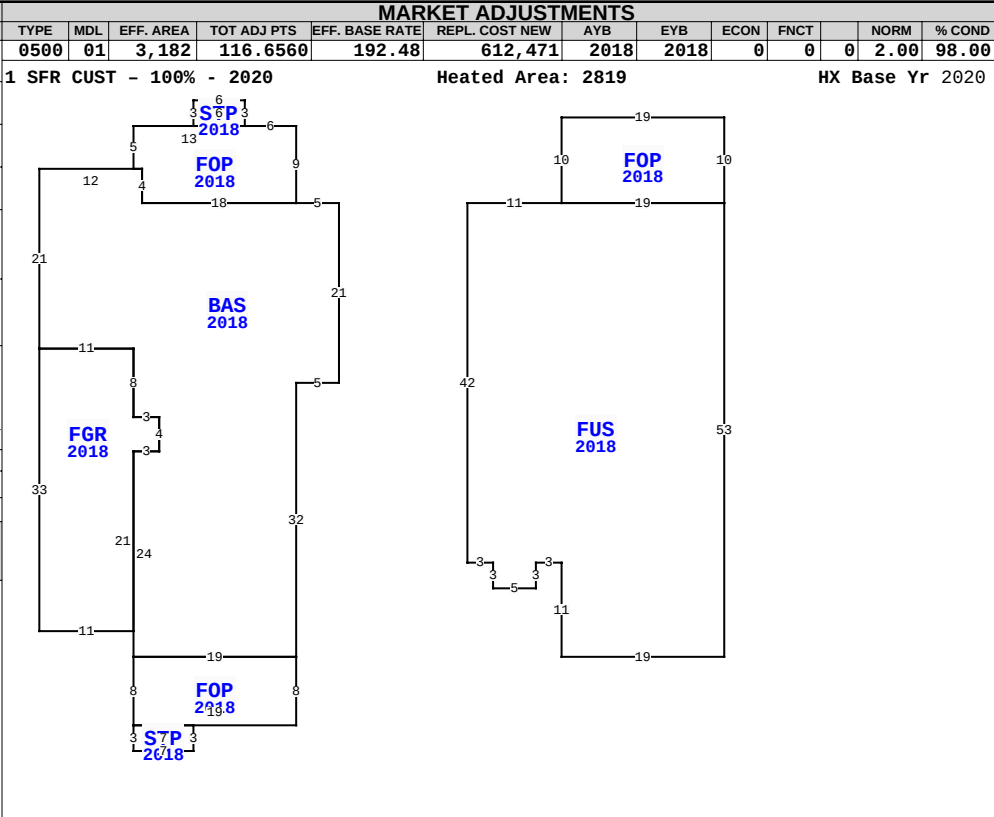
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	2104.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,335	100	1,335	251,822
FGR	375	55	206	38,858
FOP	152	30	46	8,677
FOP	167	30	50	9,432
FOP	190	30	57	10,752
FUS	1,484	100	1,484	279,927
STP	18	10	2	377
STP	21	10	2	377

TOTALS	3,742		3,182	600,222
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	
2	0855	CONC PAVER	0	100	0	243.00	SF	7.00	
3	0855	CONC PAVER	0	100	0	24.00	SF	7.00	



1969 AMELIA OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
2	0855	CONC PAVER	0	100	0	243.00	SF	7.00	7.00	100	2018	2018	3	97	1,650	
3	0855	CONC PAVER	0	100	0	24.00	SF	7.00	7.00	100	2018	2018	3	97	163	

LAND DESCRIPTION										TOTAL OB/XF							3,773	
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	LA VAL	
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	250,000.00	

NASSAU COUNTY PROPERTY										PAGE 1 of 1										2
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 2										
BUILDING MARKET VALUE										Tax Dist:										
TOTAL MARKET OB/XF VALUE										600,222										
TOTAL LAND VALUE - MARKET										250,000										
TOTAL MARKET VALUE										853,995										
SOH/AGL Deduction										359,831										
ASSESSED VALUE										494,164										
TOTAL EXEMPTION VALUE										HX HB 50,000										
BASE TAXABLE VALUE										444,164										
TOTAL JUST VALUE										853,995										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										724,822										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173443	CO ISSUED	0	12/17/2018
20173443	NEW CONSTR	355,825	11/03/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2351/1960	2/28/2020	WD	U	I	11	100	
GRANTOR:MCINTYRE ROBERT K & S							
GRANTEE:MCINTYRE FAMILY TRU							
2256/0301	2/19/2019	SW	Q	I	01	527,600	
GRANTOR:D & H HOMES LLC							
GRANTEE:MCINTYRE ROBERT K &							

BUILDING NOTES									
BAS=[YR=2018] W5 FOP=[YR=2018] N9 W6 STP=[YR=2018] N3W6S3E6\$ W13 S5 E1 S4 E18\$ W18N4W12 S21 FGR=[YR=2018] S33 E11 N21 E3 N4 W3 N8 W11\$ E11 S8 E3 S4 W3 S24 FOP=[YR=2018] S8 STP=[YR=2018] S3 E7 N3 W7\$ E19 N8 W19\$ E19 N32 E5 N21\$ PTR=E15 FUS=[YR=2018] E11 FOP=[YR=2018] N10 E19 S10 W19\$ E19 S53 W19 N11 W3 S3 W5 N3 W3 N42\$ W15\$.									