LOT 33
AMELIA OAKS PBK 8/85

MYERS GARY A & EILEEN S
1985 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2024

29-3N-28-0100-0033-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

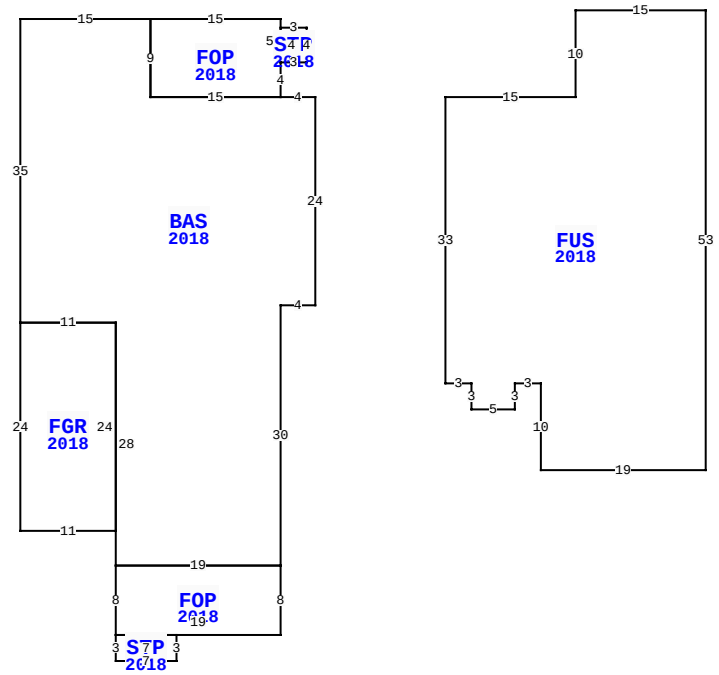
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2104.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	1,543	292,433
FGR	264	55	145	27,481
FOP	135	30	40	7,581
FOP	152	30	46	8,718
FUS	1,345	100	1,345	254,908
STP	12	10	1	189
STP	21	10	2	379
TOTALS	3,472		3,122	591,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,122	117.2080	193.39	603,764	2018	2018	0	0	0	2.00	98.00

1 SFR CUST - 100% - 2021 Heated Area: 2888 HX Base Yr 2021



1985 AMELIA OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		591,689
TOTAL MARKET OB/XF VALUE		10,935
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		852,624
SOH/AGL Deduction		241,425
ASSESSED VALUE		611,199
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		561,199
TOTAL JUST VALUE		852,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171162	CO ISSUED	0	07/09/2018
20171160	NEW CONSTR	317,112	04/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2387/0843	8/26/2020	WD	Q	I	01	635,000
GRANTOR: RUDASILL MICHAEL C &						
GRANTEE: MYERS GARY A & EILE						
2209/1452	7/11/2018	SW	Q	I	02	508,900
GRANTOR: D & H HOMES LLC						
GRANTEE: RUDASILL MICHAEL CA						

BUILDING NOTES

EXTRA FEATURES

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	2018	2018	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	350.00	SF	7.00	7.00	100	2018	2018	3	97	2,377	
3	0855	CONC PAVER	0	100	0	0	24.00	SF	7.00	7.00	100	2018	2018	3	97	163	
4	0855	CONC PAVER	0	100	0	0	650.00	SF	10.00	10.00	100	2024	2021		99	6,435	

BUILDING DIMENSIONS

BAS=[YR=2018] W4 FOP=[YR=2018] N4 STP=[YR=2018] E3 N4 W3 S4$ N5 W15 S9 E15$ W15 N9 W15 S35 FGR=[YR=2018] S24 E11 N24 W11$ E11 S28 FOP=[YR=2018] S8 STP=[YR=2018] S3 E7 N3 W7$ E19 N8 W19$ E19 N30 E4 N24$ PTR=E15 FUS=[YR=2018] E15 N10 E15 S53 W19 N10 W3 S3 W5 N3 W3 N33$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 10,935

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 06/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS