LOT 39
AMELIA OAKS PBK 8/85

POLLACK KEVIN ANDREW & NATALIE
20550 PRIMROSE COURT
DEER PARK, IL 60010

2024

29-3N-28-0100-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

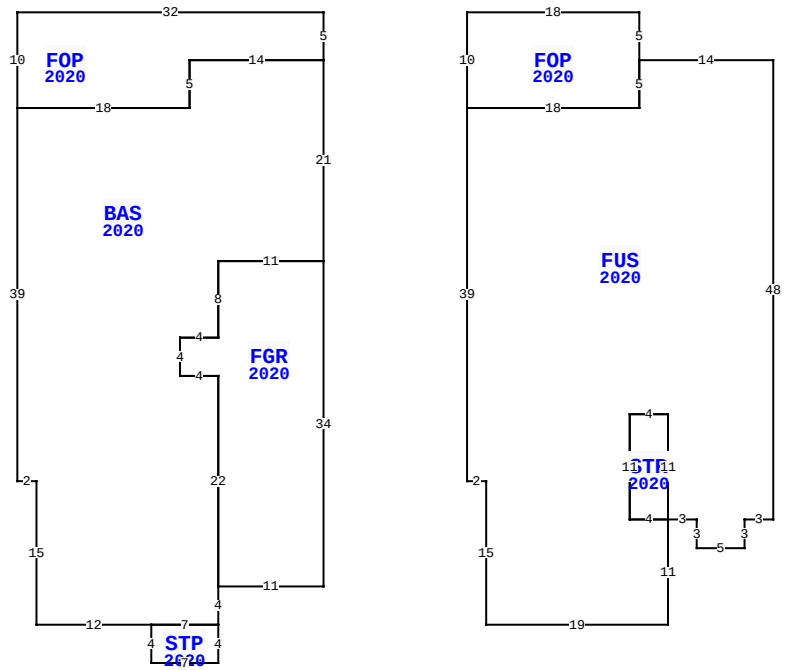
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,334	100	1,334	262,705
FGR	390	55	214	42,143
FOP	180	30	54	10,635
FOP	250	30	75	14,770
FUS	1,618	100	1,618	318,634
STP	28	10	3	591
STR	44	10	4	788
TOTALS	3,844		3,302	650,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,302	120.5568	198.92	656,834	2020	2020	0	0	0	1.00	99.00

1 SFR CUST – 0% - 0 Heated Area: 2952 HX Base Yr



1905 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	650,266
TOTAL MARKET OB/XF VALUE	4,941
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	905,207
SOH/AGL Deduction	101,419
ASSESSED VALUE	803,788
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	803,788
TOTAL JUST VALUE	905,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	769,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181585	NEW CONSTR	377,552	05/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2445/1588	3/19/2021	SW	Q	I	01	698,200

GRANTOR: D & H HOMES LLC

GRANTEE: POLLACK KEVIN ANDRE

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W32 S10 BAS=[YR=2020] S39 E2 S15 E12 STP=[YR=2020] S4 E7 N4 W7$ E7 N4 FGR=[YR=2020] E11 N34 W11 S8 W4 S4 E4 S22$ N22 W4 N4 E4 N8 E11 N21 W14 S5 W18$ E18 N5 E14 N5$ PTR=E15 FOP=[YR=2020] E18 S5 FUS=[YR=2020] E14 S48 W3 S3 W5 N3 W3 STR=[YR=2020] W4 N11 E4 S11$ N11 W4 S11 E4 S11 W19 N15 W2 N39 E18 N5$ S5 W18 N10$W15$.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0855	CONC PAVER	0	0	0	0	275.00	SF	10.00	10.00	100	2020	2020	3	99	2,723	
3	0855	CONC PAVER	0	0	0	0	24.00	SF	10.00	10.00	100	2020	2020	3	99	238	

LAND DESCRIPTION

TOTAL OB/XF 4,941

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		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 05/12/2020 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS