LOT 13
IN OR 1807/59
AUTUMN TRACE UNIT 2 UNR AS

AMELIA ISLAND HOME LLC
17817 DAVIS RD
DUNDEE, MI 48131

2025

00-00-30-0126-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

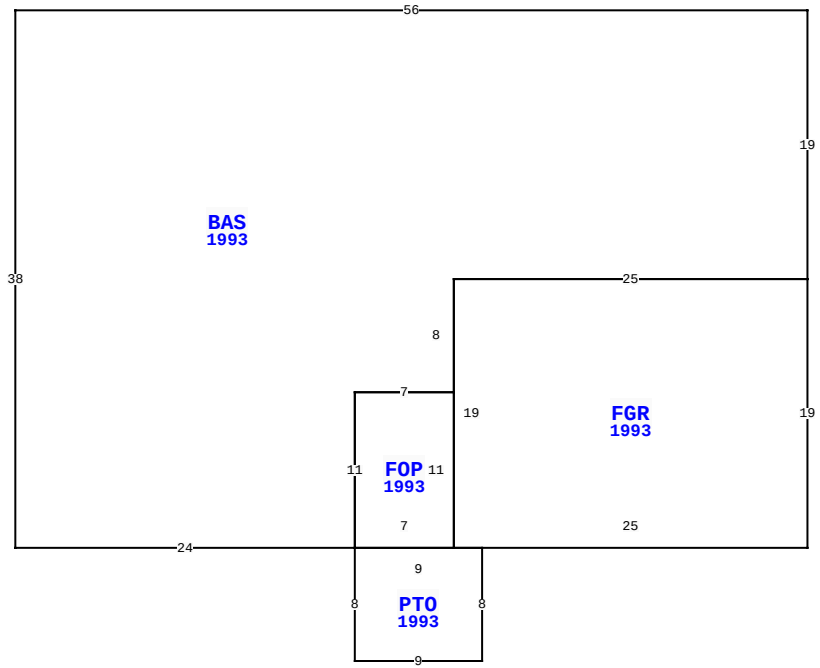
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,576	100	1993	1,576	211,852
FGR	475	55	1993	261	35,085
FOP	77	30	1993	23	3,092
PTO	72	5	1993	4	537
TOTALS	2,200			1,864	250,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,864	119.5698	157.83	294,195	1990	1994	0	0	0	14.83	85.17

1 SNGL FAM – 0% - 0 Heated Area: 1576 HX Base Yr



1309 AUTUMN TRCE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	250,566
TOTAL MARKET OB/XF VALUE	4,808
TOTAL LAND VALUE - MARKET	640,000
TOTAL MARKET VALUE	895,374
SOH/AGL Deduction	0
ASSESSED VALUE	895,374
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	895,374
TOTAL JUST VALUE	895,374
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	843,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6521	NEW CONSTR	61,167	06/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1807/0059	7/18/2012	QC	U	I	11	100
GRANTOR: OATIS PAMELA J TRUSTE						
GRANTEE: AMELIA ISLAND HOME						
1262/1689	9/30/2004	WD	Q	I	01	100
GRANTOR: OATIS RUTH T						
GRANTEE: OATIS RUTH T TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S38 E24 PTO=[YR=1993] S8 E9 N8W9 $
FOP=[YR=1993] E7 FGR=[YR=1993] E25 N19 W25 S19 $ N11 W7 S11 $ N11 E7 N8 E25 N19 $.

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	0810	CONCRETE A	0	0	24	20	480.00	SF	6.50	6.50	100	1990	1990	3	57	1,778	
2	1242	WD DECK A	0	0	36	10	360.00	SF	10.00	10.00	100	1990	1990	3	20	720	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 4,808

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	000132	C	RES RIVER	0		RSF-	1100.00	300.00	100.00	FF		1.00	1.00	0.80	8,000.00	6,400.00	640,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 640,000 Market: 0 Agricultural: 0 Common: 640,000 PRINTED 07/30/2025 BY SYS