

LOT 40
IN OR 1884/1290
ISLAND BLUFF SUB PB 5/92

TRAMONTANO SANDRA
1977 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0040-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 90			
Exterior Wall	10	ABOVE AVG 10			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	3	100			
Bathrooms	2	100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units	0	100			
BUD8 Adjustme	05	DIST 1A 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	2009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,126	100	1993	1,126	166,727
FGR	464	55	1993	255	37,758
FOP	76	30	1993	23	3,405
PTO	269	5	2009	13	1,925
TOTALS	1,935			1,417	209,816

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,417	133.1148	175.71	248,981	1986	1990	0	0	15.73	84.27
1 SNGL FAM - 0% - 0											
Heated Area: 1126 HX Base Yr											
1727 PHEASANT LN, FERNANDINA BEACH											
BLD DATE: 05/06/2025 MLU											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				209,816			
TOTAL MARKET OB/XF VALUE				3,093			
TOTAL LAND VALUE - MARKET				200,000			
TOTAL MARKET VALUE				412,909			
SOH/AGL Deduction				110,910			
ASSESSED VALUE				301,999			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				301,999			
TOTAL JUST VALUE				412,909			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				352,489			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	27	3	81.00	SF	6.50	6.50	247
2	0810	CONCRETE A	0	0	45	9	405.00	SF	6.50	6.50	1,237
3	0810	CONCRETE A	0	0	30	8	240.00	SF	6.50	6.50	889
4	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	720

LAND DESCRIPTION											
TOTAL OB/XF											
3,093											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0006	RSF-2	0.00	0.00	1.00	LT	1.00