

KATRAS GEORGE &/PRESTIA DONNA M
3024 AMLEIA ROAD
FERNANDINA BEACH, FL 32034

00-00-30-044C-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										2	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		17		CB STUCCO 100		0500		01		2,610		124.2000		196.24		512,186		2015		2015		0		0		0		4.50		95.50		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SFR CUST - 100% - 2020																								Tax Group: 2					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					489,138				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					38,656				
Interior Floo		11		CLAY TILE 50																												TOTAL LAND VALUE - MARKET					160,000				
Interior Floo		14		CARPET 50																												TOTAL MARKET VALUE					687,794				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					298,258				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					389,536				
Bedrooms				3 100																												TOTAL EXEMPTION VALUE					HX HB				
Bathrooms				2 100																												BASE TAXABLE VALUE					338,814				
Frame		03		MASONRY 100																												TOTAL JUST VALUE					687,794				
Stories		1.		1. 100																												NCON VALUE					0				
Units		0		0 100																												INCOME VALUE									
Occupancy		00		NONE 100																												PREVIOUS YEAR MKT VALUE					666,180				
Quality		06		Quality Level 06																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																	01				
NEIGHBORHOOD/LOC				2123.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		2,117		100		2015		2,117		396,745																															
FGR		713		55		2015		392		73,464																															
FOP		126		30		2015		38		7,121																															
FOP		210		30		2015		63		11,807																															
TOTALS		3,166						2,610		489,138																															
EXTRA FEATURES										3024 AMELIA RD, FERNANDINA BEACH																														2	
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		0855		CONC PAVER		0 100		0		0		1,065.00		SF		7.00		7.00		100		2015		2015		3		95		7,082											
2		0855		CONC PAVER		0 100		0		0		66.00		SF		7.00		7.00		100		2015		2015		3		95		439											
3		0810		CONCRETE A		0 100		0		0		210.00		SF		6.50		6.50		100		2015		2015		3		95		1,297											
4		0861		POOL GUNIT		0 100		0		0		240.00		SF		85.00		85.00		100		2020		2020		3		90		18,360											
5		0857		SANDSTONE/		0 100		0		0		360.00		SF		16.00		16.00		100		2020		2020		3		99		5,702											
6		0476		VF 6 SBPL		0 100		0		0		190.00		LF		32.00		32.00		100		2020		2020		3		95		5,776											