

LOT 17
IN OR 2149/923
DUNES OF AMELIA PHASE 1

VICTORIANO PAUL A
352 DUNES OF AMELIA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2017	1,909	316,248
FGR	420	55	2017	231	38,268
FOP	48	30	2017	14	2,319
FOP	224	30	2017	67	11,099
FUS	372	100	2017	372	61,626
STR	44	10	2017	4	663

TOTALS 3,017 2,597 430,223

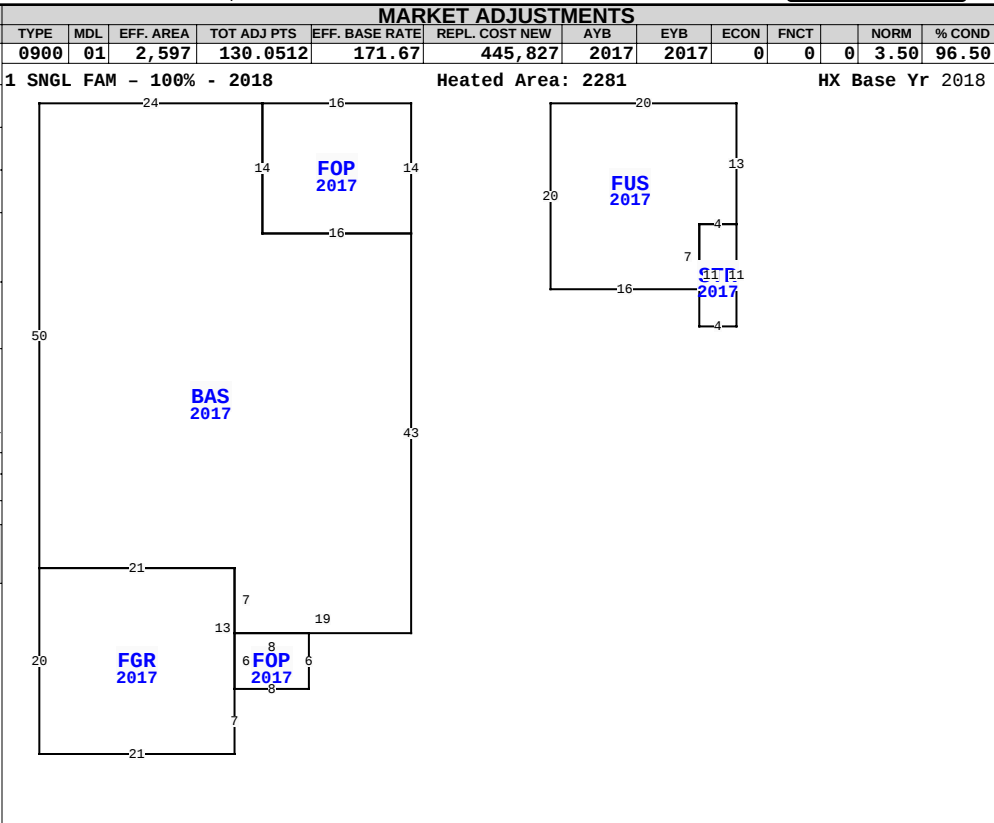
EXTRA FEATURES

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	0855	CONC PAVER	0	100	0	0	624.00	SF	7.00	7.00	100	2017	2017	3	96	4,193	
2	0855	CONC PAVER	0	100	0	0	51.00	SF	7.00	7.00	100	2017	2017	3	96	343	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 02/27/2024 BY KBA



352 DUNES OF AMELIA DR, FERNANDINA BEACH

BLD DATE XE DATE INC DATE LGL DATE LAND DATE AG DATE 03/31/2025 MLU

TOTAL OB/XF																	4,536
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TOTAL OB/XF																	4,536
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Market: 0 Agricultural: 0 Common: 165,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		430,223			
TOTAL MARKET OB/XF VALUE		4,536			
TOTAL LAND VALUE - MARKET		165,000			
TOTAL MARKET VALUE		599,759			
SOH/AGL Deduction		242,610			
ASSESSED VALUE		357,149			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		306,427			
TOTAL JUST VALUE		599,759			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		564,086			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170773	CO ISSUED	0	09/22/2017
20170776	NEW CONSTR	283,229	03/16/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/0923	9/28/2017	WD	Q	I	02	353,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: VICTORIANO PAUL A						
2081/1657	11/03/2016	SW	Q	V	05	516,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2017] W16 BAS=[YR=2017] W24 S50 FGR=[YR=2017] S20 E21
N7 FOP=[YR=2017] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16
N14\$ S14 E16 N14\$ PTR= E15 FUS=[YR=2017] E20 S13
STR=[YR=2017] S11 W4 N11 E4\$ W4 S7 W16 N20\$ W15\$.