

LOT 18
DUNES OF AMELIA PHASE 1
PBK 8/88

KING SAM C JR & SUZANNE N
404 DUNES OF AMELIA DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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
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NEIGHBORHOOD/LOC	2121.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	2017	1,940	324,098
FGR	456	55	2017	251	41,932
FOP	108	30	2017	32	5,346
FSP	182	40	2017	73	12,196
FUS	529	100	2017	529	88,375
STR	60	10	2017	6	1,003

TOTALS	3,275			2,831	472,949
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	0	0	0	624.00	SF	7.00	7.00
2	0855	CONC PAVER	0	0	0	0	108.00	SF	7.00	7.00
3	0476	VF 6 SBPL	0	0	0	0	219.00	LF	32.00	32.00
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	0		RLM	0.00	0.00	1.00	LT

REVIEW DATE	02/27/2024	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,831	131.1552	173.12	490,103	2017	2017	0	0	0	3.50	96.50
1 SNGL FAM - 0% - 0 Heated Area: 2469 HX Base Yr												
404 DUNES OF AMELIA DR, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
03/31/2025 MLU												

TOTAL OB/XF												
11,496												

TOTAL OB/XF												
11,496												

Market:	0
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Agricultural:	0
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Common:	165,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		472,949	
TOTAL MARKET OB/XF VALUE		11,496	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		649,445	
SOH/AGL Deduction		116,518	
ASSESSED VALUE		532,927	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		532,927	
TOTAL JUST VALUE		649,445	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		611,884	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172231	CO ISSUED	0	12/28/2017
20172231	NEW CONSTR	307,685	07/21/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/0406	8/27/2020	WD	Q	I	01	499,000
GRANTOR: EATON WILLIAM L & KAT						
GRANTEE: KING SAM C JR & SUZ						
2172/1631	1/24/2018	WD	Q	I	01	401,000
GRANTOR: DS WARE HOMES LLC						
GRANTEE: EATON WILLIAM L & K						

BUILDING NOTES												
BAS=[YR=2017;ORIG=0,0] W27 S14 W13 S44 E18 N9 E22 N49 \$												
FUS=[YR=2017;ORIG=15,0] E19 S31 W4 N4 W15 N27 \$												
FGR=[YR=2017;ORIG=-22,64] E1 S6 E21 N21 W22 S15 \$												
FSP=[YR=2017;ORIG=-27,0] W13 S14 E13 N14 \$												
FOP=[YR=2017;ORIG=-40,58] S6 E18 N6 W18 \$												
STR=[YR=2017;ORIG=30,31] W15 N4 E15 S4 \$												
PTR=[ORIG=0,0] E15 W15 \$												

BUILDING DIMENSIONS												
BAS=[YR=2017;ORIG=0,0] W27 S14 W13 S44 E18 N9 E22 N49 \$												
FUS=[YR=2017;ORIG=15,0] E19 S31 W4 N4 W15 N27 \$												
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FOP=[YR=2017;ORIG=-40,58] S6 E18 N6 W18 \$												
STR=[YR=2017;ORIG=30,31] W15 N4 E15 S4 \$												
PTR=[ORIG=0,0] E15 W15 \$												

PRINTED 07/30/2025 BY SYS
