LOT 90
DUNES OF AMELIA PHASE 1
PBK 8/88

SUMMERS GENEVIEVE M & JOSHUA P
391 DUNES OF AMELIA DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0090-0000

BUILDING CHARACTERISTICS

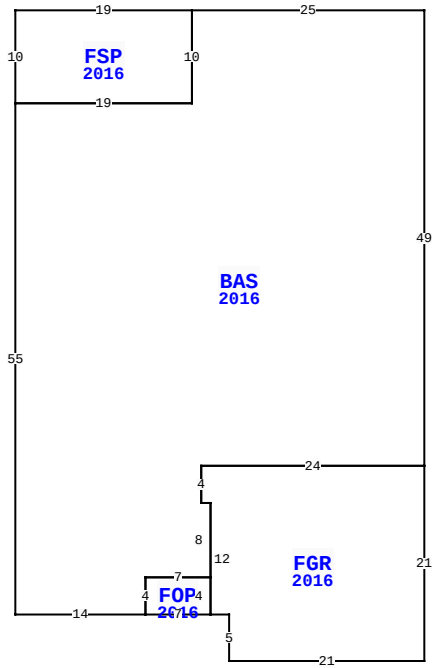
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,270	100	2016	2,270	380,445
FGR	477	55	2016	262	43,910
FOP	28	30	2016	8	1,341
FSP	190	40	2016	76	12,737
TOTALS	2,965			2,616	438,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,616	132.2592	174.58	456,701	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2024 Heated Area: 2270 HX Base Yr 2024



391 DUNES OF AMELIA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		438,433
TOTAL MARKET OB/XF VALUE		4,096
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		607,529
SOH/AGL Deduction		19,476
ASSESSED VALUE		588,053
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		537,331
TOTAL JUST VALUE		607,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152573	CO ISSUED	0	04/28/2016
20152573	NEW CONSTR	300,000	10/16/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/161	6/15/2023	WD	Q	I	02	671,500
GRANTOR: JYZ JAMES T TRUSTEE						
GRANTEE: SUMMERS GENEVIEVE M						
2116/0719	4/19/2017	WD	U	I	11	100
GRANTOR: JYZ JAMES						
GRANTEE: JYZ FAMILY REVOCABL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W25 FSP=[YR=2016] W19 S10 E19 N10$ S10 W19 S55 E14 FOP=[YR=2016] E7 FGR=[YR=2016] E2 S5 E21 N21 W24 S4 E1 S12$ N4 W7 S4$ N4 E7 N8 W1 N4 E24 N49$.

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	0855	CONC PAVER	0	100	0	0	568.00	SF	7.00	7.00	100	2016	2016	3	95	3,777	
2	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00	7.00	100	2016	2016	3	95	319	

LAND DESCRIPTION

TOTAL OB/XF 4,096

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	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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS