

LOT 14
IN OR 2249/1222
RIVER OAKS OF AMELIA PB 5/407

DESILET ANDRE L & STEPHANIE O
200 RIVER OAKS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0560-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2024.00	

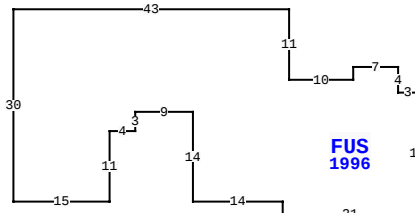
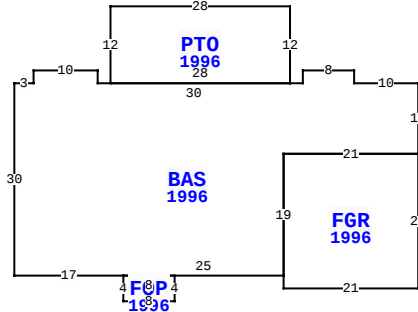
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,527	100	1996	1,527	213,031
FGR	441	55	1996	243	33,900
FOP	32	30	1996	10	1,395
FUS	1,550	100	1996	1,550	216,239
PTO	336	5	1996	17	2,372
TOTALS	3,886			3,347	466,937

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	1,542.00	SF	4.00
3	0810	CONCRETE A	0	100	0	0	257.00	SF	6.50
4	0476	VF 6 SBPL	0	100	0	0	240.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RG-1	0.00	0.00	1.00

REVIEW DATE 05/15/2019 BY DJA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,347	102.6720	162.22	542,950	1996	1996	0	0	0	14.00	86.00
1 SFR CUST - 100% - 2020 Heated Area: 3077 HX Base Yr 2020												



200 RIVER OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025
INC DATE		AG DATE	MLU

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540	
2	0812	CONCRETE C	0	100	0	0	1,542.00	SF	4.00	4.00	100	1996	1996	3	70	4,318	
3	0810	CONCRETE A	0	100	0	0	257.00	SF	6.50	6.50	100	1996	1996	3	70	1,169	
4	0476	VF 6 SBPL	0	100	0	0	240.00	LF	32.00	32.00	100	2005	2005	3	64	4,915	

TOTAL OB/XF										11,942							
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
1	000100	C	RES	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE		466,937			
TOTAL MARKET OB/XF VALUE		11,942			
TOTAL LAND VALUE - MARKET		250,000			
TOTAL MARKET VALUE		728,879			
SOH/AGL Deduction		361,344			
ASSESSED VALUE		367,535			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		316,813			
TOTAL JUST VALUE		728,879			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		683,175			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501727	NEW CONSTR	143,990	03/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2249/1222	1/17/2019	WD	Q	I	02	420,000	
GRANTOR: LEONARD EVAN J & SARA							
GRANTEE: DESILET ANDRE L & S							
2012/1130	11/02/2015	WD	Q	I	01	355,000	
GRANTOR: NELSON RONALD ALAN &							
GRANTEE: LEONARD EVAN J & SA							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
BAS=[YR=1996] W10 N2 W8 S2 W2 PTO=[YR=1996] N12 W28 S12 E28 \$ W30 N2 W10 S2 W3 S30 E17 FOP=[YR=1996] S4 E8 N4 W8 \$ E25 FGR=[YR=1996] S2 E21 N21 W21 S19 \$ N19 E21 N11 \$ PTR= E15 FUS=[YR=1996] E43 S11 E10 N2 E7 S4 E3 S19 W21 N2 W14 N14 W9 S3 W4 S11 W15 N30 \$ W15 \$.

PRINTED 07/30/2025 BY SYS