LOT 15
RIVER OAKS OF AMELIA PB 5/407

EIDSON JAMES A
206 RIVER OAKS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0560-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

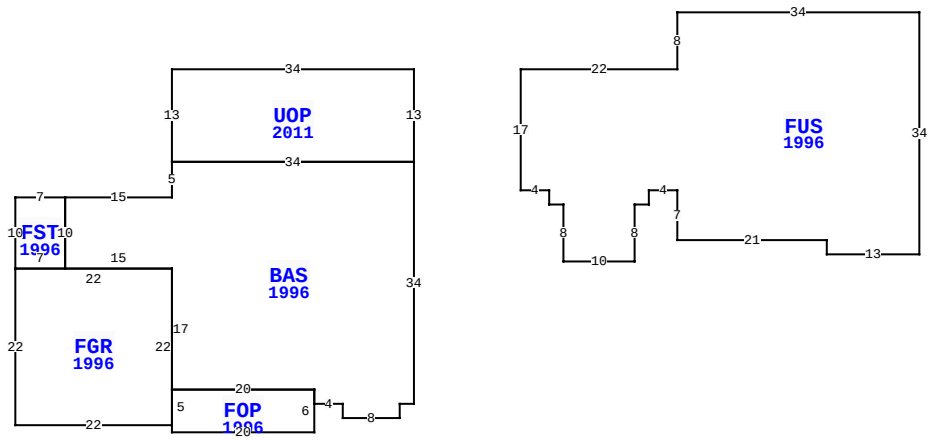
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,282	100	1996	1,282	176,153
FGR	484	55	1996	266	36,549
FOP	120	30	1996	36	4,946
FST	70	55	1996	38	5,222
FUS	1,596	100	1996	1,596	219,298
UOP	442	20	2011	88	12,091
TOTALS	3,994			3,306	454,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,306	100.8320	159.31	526,679	1996	1996	0	0	0	13.75	86.25

1 SFR CUST – 100% - 2023 Heated Area: 2878 HX Base Yr



206 RIVER OAKS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		454,261
TOTAL MARKET OB/XF VALUE		20,363
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		724,624
SOH/AGL Deduction		27,019
ASSESSED VALUE		697,605
TOTAL EXEMPTION VALUE	13	697,605
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		724,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		703,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24724	XFOB	9,960	05/01/2011
B9602906	NEW CONSTR	104,090	05/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/1742	2/01/2022	WD	Q	I	01	770,000
GRANTOR: MCABEE LISA & GEORGE						
GRANTEE: EIDSON JAMES A						
2135/0725	7/24/2017	WD	Q	I	01	470,000
GRANTOR: VAN ETTA GEORGE R & A						
GRANTEE: MCABEE LISA & GEORG						

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	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	2,077.00	SF	4.00	4.00	100	1996	1996	3	70	5,816	
3	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	1996	1996	3	70	819	
4	0476	VF 6 SBPL	0	100	0	0	318.00	LF	32.00	32.00	100	2008	2008	3	72	7,327	
5	0855	CONC PAVER	0	100	0	0	491.00	SF	10.00	10.00	100	2022	2022	3	99	4,861	

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2011] W34 S13 BAS=[YR=1996] S5 W15 FST=[YR=1996] W7S10 FGR=[YR=1996] S22 E22 FOP=[YR=1996] S1E20 N6 W20 S5$ N22 W22$ E7 N10$ S10 E15 S17 E20 S2 E4 S2 E8 N2 E2 N34 W34$ E34 N13$ PTR=E15 FUS=[YR=1996] E22N8 E34 S34 W13 N2 W21 N7 W4 S2W2 S8 W10 N8 W2 N2 W4 N17$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 20,363

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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS