LOT 7
AVENIDA AMELIA OR 2539/1598

FUSILE TERESA ALICE
95067 AVENIDA AMELIA WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0781-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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		1 100
Quality	03	Quality Level 03

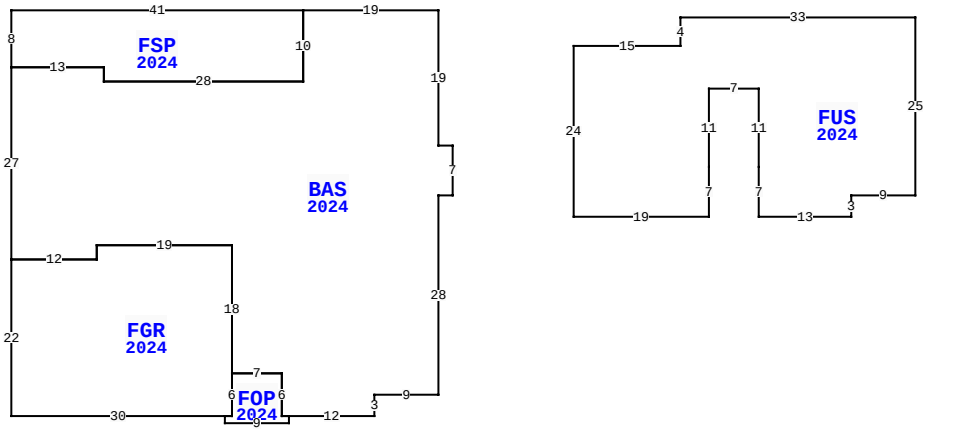
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,261	100	2024	2,261	661,365
FGR	720	55	2024	396	115,834
FOP	51	30	2024	15	4,388
FSP	384	40	2024	154	45,047
FUS	1,131	100	2024	1,131	330,829
TOTALS	4,547			3,957	1,157,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,957	185.1300	292.51	1,157,462	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 3392 HX Base Yr 2025



95067 AVENIDA AMELIA WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,157,462
TOTAL MARKET OB/XF VALUE		81,280
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,688,742
SOH/AGL Deduction		0
ASSESSED VALUE		1,688,742
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		1,633,020
TOTAL JUST VALUE		1,688,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,344,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004318	CO		07/14/2023
230005465	911=1215		04/26/2023
230001917	861=439 855=604 8	124,848	02/13/2023
22004318	NEW CONSTR	413,395	03/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/1374	7/22/2024	WD	Q	I	02	2,095,000
GRANTOR: OVERLY STEVEN						
GRANTEE: FUSILE TERESA ALICE						
2655/1158	7/18/2023	SW	Q	I	01	1,624,900
GRANTOR: SCOTT ROAD PARTNERS L						
GRANTEE: OVERLY STEVEN						

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	1,190.00	SF	10.00	10.00	100	2024	2023		100	11,900	
2	0861	POOL GUNIT	0	100	0	0	439.00	SF	85.00	85.00	100	2024	2023		98	36,569	
3	0855	CONC PAVER	0	100	0	0	604.00	SF	10.00	10.00	100	2024	2023		100	6,040	
4	0911	SCRN RM A	0	100	45	27	1,215.00	SF	17.50	17.50	100	2024	2023		97	20,625	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
6	0476	VF 6 SBPL	0	100	0	0	114.00	LF	32.00	32.00	100	2024	2023		99	3,612	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E13 S2 E28 N10 E19 S19 E2 S7 W2 S28 W9 S3 W12 W1 N6 W7 N18 W19 S2 W12 N27 $
FUS=[YR=2024;ORIG=89,7] E15 N4 E33 S25 W9 S3 W13 N7 N11 W7 S11 S7 W19 N24 $
FGR=[YR=2024;ORIG=10,37] E12 N2 E19 S18 S6 W1 W30 N22 $
FSP=[YR=2024;ORIG=51,2] W41 S8 E13 S2 E28 N10 $
FOP=[YR=2024;ORIG=41,53] E7 S6 E1 S1 W9 N1 E1 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 81,280

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 02/28/2024 BY TW Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS