BLOCK 24 LOT 1
IN OR 1831/1466
AMELIA PARK PHASE 2 UNIT 9

STUMPFF JOHN F & ARLINE L JOINT LVG TRUST/STUMPFF
1655 OLMSTED LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0024-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

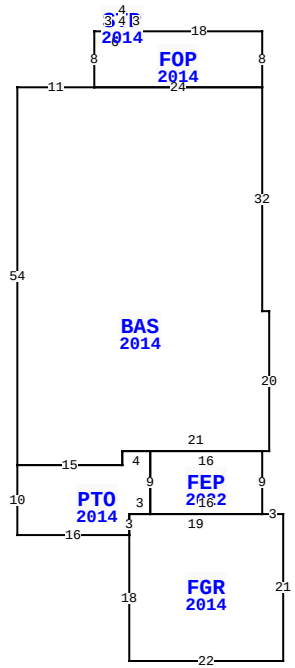
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	2014	1,870	420,014
FEP	144	80	2022	115	25,830
FGR	462	55	2014	254	57,050
FOP	192	30	2014	58	13,027
PTO	189	5	2014	9	2,022
STP	12	10	2014	1	224
TOTALS	2,869			2,307	518,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,307	148.8542	235.19	542,583	2014	2014	0	0	0	4.50	95.50

1 SFR CUST - 100% - 2015 Heated Area: 1870 HX Base Yr 2015



1655 OLMSTED LN, FERNANDINA BEACH

BLD DATE	08/13/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		518,167
TOTAL MARKET OB/XF VALUE		7,051
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		750,218
SOH/AGL Deduction		412,613
ASSESSED VALUE		337,605
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		286,883
TOTAL JUST VALUE		750,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		681,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211174	ADDITION	0	03/22/2021
20132266	NEW CONSTR	206,904	09/27/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1831/1466	12/21/2012	WD	U	V	12	64,500
GRANTOR: REDUS FLORIDA LAND LL						
GRANTEE: STUMPFF JOHN F & AR						
1701/1008	9/27/2010	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: REDUS FLORIDA LAND						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W18 STP=[YR=2014] N3 W4 S3 E4$ W6 S8
BAS=[YR=2014] W11 S54 PTO=[YR=2014] S10 E16 FGR=[YR=2014]
S18 E22 N21 W3 FEP=[YR=2022] N9 W16 S9 E16$ W19 S3$ N3 E3 N9
W4 S2 W15$ E15 N2 E21 N20 W1 N32 W24 $ E24 N8$.

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	2014	2014	3	96	1,920	
2	0810	CONCRETE A	0	100	0	0	145.00	SF	6.50	6.50	100	2014	2014	3	94	886	
3	0855	CONC PAVER	0	100	15	4	60.00	SF	10.00	10.00	100	2014	2014	3	94	564	
4	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2014	2014	3	94	422	
5	0855	CONC PAVER	0	100	3	2	6.00	SF	10.00	10.00	100	2014	2014	3	94	56	
6	0476	VF 6 SBPL	0	100	0	0	99.00	LF	32.00	32.00	100	2014	2014	3	85	2,693	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	85	510	

LAND DESCRIPTION

TOTAL OB/XF 7,051

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	0003	R-2	0.00	0.00	45.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	225,000							

REVIEW DATE 08/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS