BLOCK 24 LOT 3
IN OR 2099/132
AMELIA PARK PHASE 2 UNIT 9

HILL DIANE L
1645 OLMSTED LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0024-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

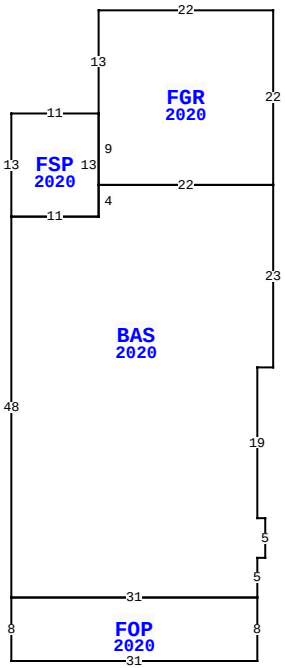
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,619	100	2020	1,619	357,503
FGR	484	55	2020	266	58,738
FOP	248	30	2020	74	16,340
FSP	143	40	2020	57	12,586
TOTALS	2,494			2,016	445,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,016	141.8844	224.18	451,947	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 1619 HX Base Yr 2021



1645 OLMSTED LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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		445,168
TOTAL MARKET OB/XF VALUE		2,306
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		647,474
SOH/AGL Deduction		215,740
ASSESSED VALUE		431,734
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		381,012
TOTAL JUST VALUE		647,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200032	NEW CONSTR	218,320	03/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2099/0132	2/03/2017	WD	Q	V	01	99,000
GRANTOR: STEFAN KATHRYN D						
GRANTEE: HILL DIANE L						
1886/1370	10/24/2013	WD	Q	V	02	64,000
GRANTOR: EQUITY TRUST COMPANY						
GRANTEE: STEFAN KATHRYN D						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	362.00	SF	6.50	6.50	100	2020	2020	3	98	2,306	

BUILDING DIMENSIONS

FGR=[YR=2020] W22 S13 FSP=[YR=2020] W11 S13 BAS=[YR=2020] S48 FOP=[YR=2020] S8 E31 N8 W31 $ E31 N5 E1 N5 W1 N19 E2 N23 W22 S4 W11 $ E11 N13 $ S9 E22 N22 $.

LAND DESCRIPTION

TOTAL OB/XF 2,306

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		R-2	0.00	0.00	40.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	200,000							

REVIEW DATE 01/28/2021 BY RK Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS