BLOCK 24 LOT 6
AMELIA PARK PHASE 2 UNIT 9
PB 7/119

TANNER PATRICIA BOONE
1625 OLMSTED LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0024-0060

BUILDING CHARACTERISTICS

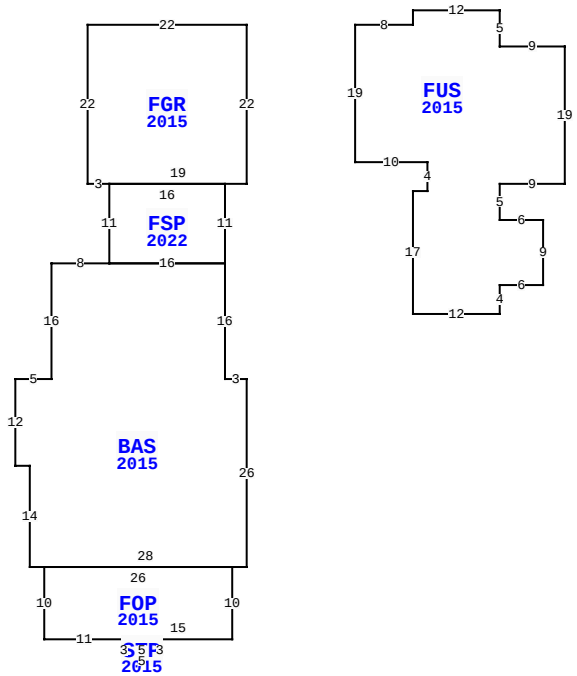
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2015	1,188	253,528
FGR	484	55	2015	266	56,767
FOP	260	30	2015	78	16,645
FSP	176	40	2022	70	14,939
FUS	873	100	2015	873	186,305
STP	15	10	2015	2	427
TOTALS	2,996			2,477	528,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,477	140.6957	222.30	550,637	2015	2015	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2024 Heated Area: 2061 HX Base Yr 2024



1625 OLMSTED LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		528,612
TOTAL MARKET OB/XF VALUE		2,723
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		731,335
SOH/AGL Deduction		0
ASSESSED VALUE		731,335
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		680,613
TOTAL JUST VALUE		731,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		722,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141603	CO ISSUED	0	07/14/2015
20141603	NEW CONSTR	268,000	07/22/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2606/1020	12/06/2022	WD	Q	I	01	875,000
GRANTOR: CHAPMAN RICK JR & CAT						
GRANTEE: TANNER PATRICIA BOO						
1479/0814	2/20/2007	WD	Q	V		120,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: CHAPMAN RICK JR & C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W22 S22 E3 FSP=[YR=2022] S11 BAS=[YR=2015] W8 S16 W5 S12 E2 S14 E2 FOP=[YR=2015] S10 E11 STP=[YR=2015] S3 E5 N3 W5$ E15 N10 W26$ E28 N26 W3 N16 W16$ E16 N11 W16$ E19 N22$ PTR=E15 FUS=[YR=2015] E8N2 E12 S5 E9 S19 W9 S5 E6 S9 W6 S4 W12 N17 E2 N4 W10 N19$ W15$.

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	216.00	SF	6.50	6.50	100	2015	2015	3	95	1,334	
2	0810	CONCRETE A	0	100	0	0	225.00	SF	6.50	6.50	100	2015	2015	3	95	1,389	

LAND DESCRIPTION

TOTAL OB/XF 2,723

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS