

BLOCK 24 LOT 7  
IN OR 1769/102  
AMELIA PARK PHASE 2 UNIT 9

SANDERS TERESA E & GARY P  
1619 OLMSTED LN  
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0024-0070



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 80    |
| Interior Floor           | 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          |
| 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       | 1,910            | 100         | 2014 | 1,910        | 389,270              |
| FGR       | 653              | 55          | 2014 | 359          | 73,166               |
| FOP       | 156              | 30          | 2014 | 47           | 9,579                |
| FOP       | 224              | 30          | 2014 | 67           | 13,655               |
| FUS       | 747              | 100         | 2014 | 747          | 152,243              |
| STP       | 12               | 10          | 2014 | 1            | 203                  |
| UOP       | 346              | 20          | 2014 | 69           | 14,062               |
| TOTALS    | 4,048            |             |      | 3,200        | 652,181              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 234.00 | SF | 6.50     |
| 2              | 0475       | VF 4 SBPL   | 0   | 100 | 0 | 0 | 14.00  | LF | 14.00    |
| 3              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 68.00  | SF | 7.00     |
| 4              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 48.00  | SF | 7.00     |
| 5              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 45.00  | SF | 7.00     |
| 6              | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 | 1.00   | UT | 2,000.00 |
| 7              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 180.00 | SF | 170.00   |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | R-2      | 0.00  | 0.00  | 45.00       |

| MARKET ADJUSTMENTS                |     |           |             |                |                |      |      |      |      |   |      |        |
|-----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE                              | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0500                              | 11  | 3,200     | 135.0670    | 213.41         | 682,912        | 2014 | 2014 | 0    | 0    | 0 | 4.50 | 95.50  |
| 1 SFR CUST - 100% - 2015          |     |           |             |                |                |      |      |      |      |   |      |        |
| Heated Area: 2657                 |     |           |             |                |                |      |      |      |      |   |      |        |
| HX Base Yr 2015                   |     |           |             |                |                |      |      |      |      |   |      |        |
|                                   |     |           |             |                |                |      |      |      |      |   |      |        |
| 1619 OLMSTED LN, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |   |      |        |

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

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 26,302      |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 2              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 652,181   |  |
| TOTAL MARKET OB/XF VALUE  |  | 26,302    |  |
| TOTAL LAND VALUE - MARKET |  | 225,000   |  |
| TOTAL MARKET VALUE        |  | 903,483   |  |
| SOH/AGL Deduction         |  | 456,206   |  |
| ASSESSED VALUE            |  | 447,277   |  |
| TOTAL EXEMPTION VALUE     |  | 50,722    |  |
| BASE TAXABLE VALUE        |  | 396,555   |  |
| TOTAL JUST VALUE          |  | 903,483   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 829,943   |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20140042   | SWIM POOL   | 25,000  | 01/08/2014 |
| 20131560   | NEW CONSTR  | 377,000 | 07/02/2013 |

| SALES DATA                  |            |           |     |     |        |
|-----------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number           | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1769/0102                   | 11/21/2011 | WD        | U   | V   | 11     |
| GRANTOR: EVERBANK           |            |           |     |     |        |
| GRANTEE: SANDERS TERESA E & |            |           |     |     |        |
| 1719/0155                   | 1/10/2011  | CT        | U   | V   | 18     |
| GRANTOR: CLERK OF COURT     |            |           |     |     |        |
| GRANTEE: EVERBANK           |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FGR=[YR=2014] W36 S24 BAS=[YR=2014] S58 E2 FOP=[YR=2014] S7 E13 STP=[YR=2014] S2 E6 N2 W6\$ E19 N7 W32\$ E34 N16 UOP=[YR=2014] E4 N28 W11 S2 W4 FOP=[YR=2014] W8 S17 D3 R3 E5 N20\$ S20 E11 S6\$ N6 W16 U3 L3 N17 E12 N2 E7 N29 W13 S9 W4 S6 W6 S2 W4 N2 W9\$ E9 S2 E4 N2 E6 N6 E4 N9 E13 N9\$ PTR=E25 FUS=[YR=2014] E19 N3 E17 S5 W7 S4 E7 S21 W16 N1W1 N12 W19 N14\$ W25\$. |  |  |  |  |  |  |  |  |  |