



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	2104.00
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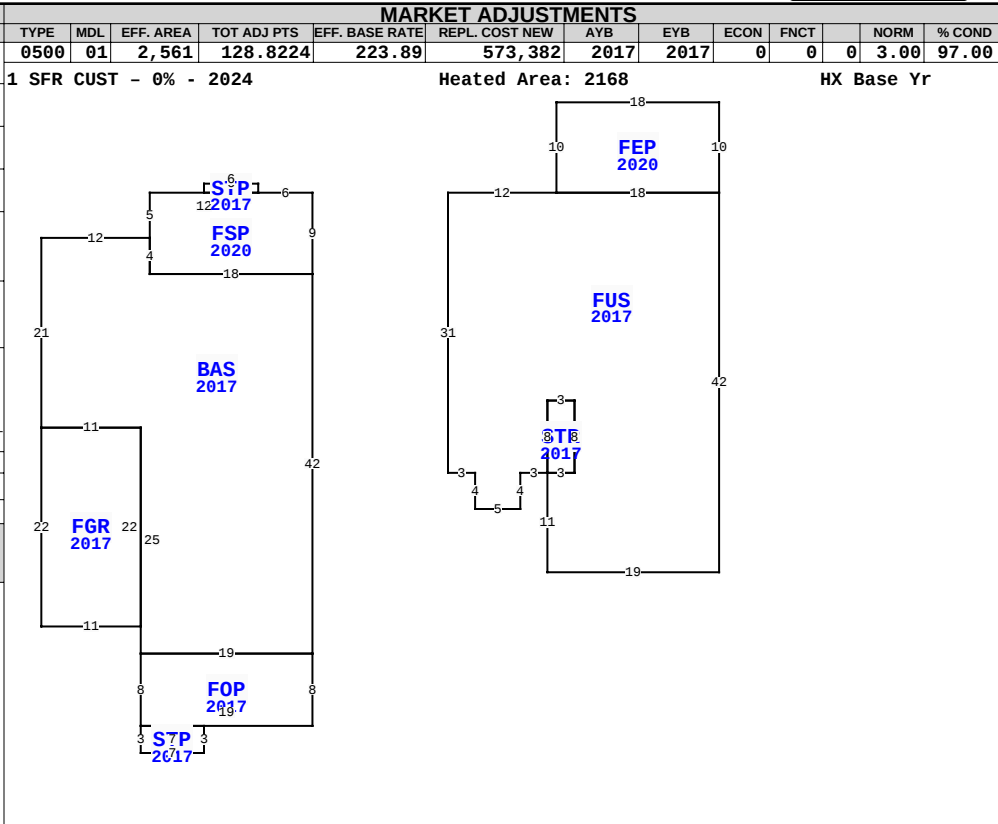
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,033	100	2017	1,033	224,340
FEP	180	80	2020	144	31,273
FGR	242	55	2017	133	28,884
FOP	152	30	2017	46	9,990
FSP	162	40	2020	65	14,116
FUS	1,135	100	2017	1,135	246,492
STP	6	10	2017	1	217
STP	21	10	2017	2	435
STR	24	10	2017	2	435

TOTALS	2,955			2,561	556,181
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EXTRA FEATURES

L N	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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
2	0855	CONC PAVER	0	0	0	0	288.00	SF	7.00	7.00	100	2017	2017	3	96	1,935	
3	0855	CONC PAVER	0	0	0	0	24.00	SF	7.00	7.00	100	2017	2017	3	96	161	
4	0476	VF 6 SBPL	0	0	0	0	12.00	LF	32.00	32.00	100	2017	2017	3	90	346	
5	0479	VF PICKET	0	0	0	0	24.00	LF	10.00	10.00	100	2017	2017	3	90	216	
6	0855	CONC PAVER	0	0	14	18	252.00	SF	10.00	10.00	100	2020	2020	3	98	2,470	

LAND DESCRIPTION			TOTAL OB/XF 7,068														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2025
INC DATE		AG DATE	MLU

L N	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
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1864 AMELIA OAKS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		556,181	
TOTAL MARKET OB/XF VALUE		7,068	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		838,249	
SOH/AGL Deduction		0	
ASSESSED VALUE		838,249	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		838,249	
TOTAL JUST VALUE		838,249	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		787,636	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190669	SUNROOM	0	12/16/2019
20160554	CO ISSUED	0	03/10/2017
20160554	NEW CONSTR	246,329	03/02/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/1655	6/14/2023	WD	U	I	11	100
GRANTOR: COHEN BARRY M & BARBA						
GRANTEE: COHEN-JARZEN LLC						
2501/0994	9/30/2021	WD	Q	I	01	760,000
GRANTOR: VAUGHN RICHARD RAY &						
GRANTEE: COHEN BARRY M & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W6 STP=[YR=2017] N1 W6 S1 E6 \$ W12 S5

BAS=[YR=2017] W12 S21 FGR=[YR=2017] S22 E11 N22 W11\$ E11 S25

FOP=[YR=2017] S8 STP=[YR=2017] S3 E7 N3 W7\$ E19 N8 W19\$ E19

N42 W18 N4\$ S4 E18 N9\$ PTR=E15 FUS=[YR=2017] E12

FEP=[YR=2020] N10 E18 S10 W18\$ E18 S42 W19 N11 STR=[YR=2017]

N8 E3 S8 W3\$ E3 N8 W3 S8 W3 S4 W5 N4 W3 N31\$ W15\$.