

LOT 3
AMELIA OAKS PBK 8/85

PLOTTS ANGELA JEAN L/E/
1868 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2025

29-3N-28-0100-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC 2104.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,381	100	2018	1,381	289,358
FGR	364	55	2018	200	41,906
FOP	152	30	2018	46	9,638
FOP	152	30	2018	46	9,638
FSP	162	40	2018	65	13,620
FSP	180	40	2018	72	15,086
FUS	1,464	100	2018	1,464	306,749
STP	28	10	2018	3	629
STR	20	10	2018	2	419
TOTALS	3,903			3,279	687,041

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	330.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	24.00	SF	7.00

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	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,279	123.6480	214.90	704,657	2018	2018	0	0	2.50	97.50
1 SFR CUST - 100% - 2019 Heated Area: 2845 HX Base Yr 2019											

1868 AMELIA OAKS DR, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						04/02/2025 MLU					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		687,041	
TOTAL MARKET OB/XF VALUE		4,364	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		966,405	
SOH/AGL Deduction		441,133	
ASSESSED VALUE		525,272	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		474,550	
TOTAL JUST VALUE		966,405	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		903,732	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172132	CO ISSUED	0	11/01/2018
20172132	NEW CONSTR	348,832	07/12/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2693/1942	2/12/2024	LE	U	I	11
GRANTOR: PLOTTS ANGELA JEAN					
GRANTEE: GASCON ROBERT RAYMO					
2234/1104	11/02/2018	SW	Q	I	01
GRANTOR: D & H HOMES LLC					
GRANTEE: BIRD ANGELA JEAN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W5 FSP=[YR=2018] N9 W18 S9 E18\$ W18 N4 W12 S23 FGR=[YR=2018] S32 E11 N21 E3 N4 W3 N7 W11\$ E11 S7 E3 S4 W3 S24 FOP=[YR=2018] S8 STP=[YR=2018] S4 E7 N4 W7\$ E19 N8 W19\$ E19 N32 E5 N22\$ PTR=E15 FUS=[YR=2018] E12 FSP=[YR=2018] N10 E18 S10 W18\$ E18 S53 FOP=[YR=2018] S8 W19 N8 E19\$ W19 N11 STR=[YR=2018] N5 E4 S5 W4\$ E4 N5 W4 S5 W3 S3 W5 N3 W3 N42\$ W15\$.									