LOT 4
IN OR 2196/3
AMELIA OAKS PBK 8/85

HOOKER JOSEPH R & AMELIA E
1872 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2025

29-3N-28-0100-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

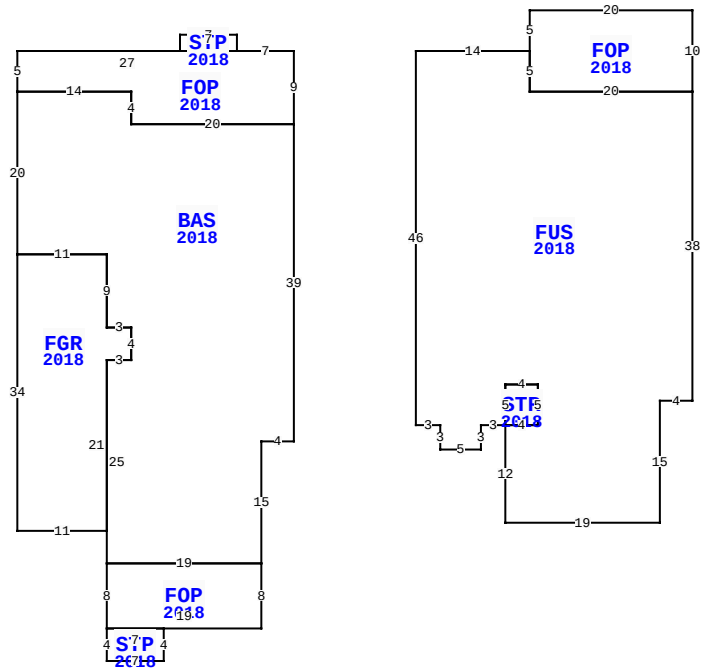
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,402	100	2018	1,402	291,461
FGR	386	55	2018	212	44,073
FOP	152	30	2018	46	9,563
FOP	200	30	2018	60	12,473
FOP	250	30	2018	75	15,592
FUS	1,675	100	2018	1,675	348,215
STP	14	10	2018	1	208
STP	28	10	2018	3	624
STR	20	10	2018	2	415
TOTALS	4,127			3,476	722,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,476	122.6820	213.22	741,153	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 3077 HX Base Yr 2019



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

1872 AMELIA OAKS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		722,624
TOTAL MARKET OB/XF VALUE		7,861
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		1,005,485
SOH/AGL Deduction		455,527
ASSESSED VALUE		549,958
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		499,236
TOTAL JUST VALUE		1,005,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		939,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170568	CO ISSUED	0	05/03/2018
20170568	NEW CONSTR	378,765	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2196/0003	5/11/2018	SW	Q	I	01	574,800

GRANTOR: D & H HOMES LLC
GRANTEE: HOOKER JOSEPH R & A

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W7 STP=[YR=2018] N2 W7 S2 E7 $ W27 S5 BAS=[YR=2018] S20 FGR=[YR=2018] S34 E11 N21 E3 N4 W3 N9 W11$ E11 S9 E3 S4 W3 S25 FOP=[YR=2018] S8 STP=[YR=2018] S4 E7 N4 W7$ E19 N8 W19$ E19 N15 E4 N39 W20 N4 W14 $ E14 S4 E20 N9$ PTR=E15 FUS=[YR=2018] E14 FOP=[YR=2018] N5 E20 S10 W20 N5$ S5 E20 S38 W4 S15 W19 N12 STR=[YR=2018] N5 E4 S5 W4$ E4 N5 W4 S5 W3 S3 W5 N3 W3 N46$ 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	257.00	SF	7.00	7.00	100	2018	2018	3	97	1,745	
3	0855	CONC PAVER	0	100	0	0	24.00	SF	7.00	7.00	100	2018	2018	3	97	163	
4	0855	CONC PAVER	0	100	0	0	588.00	SF	7.00	7.00	100	2018	2018	3	97	3,993	

LAND DESCRIPTION

TOTAL OB/XF 7,861

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	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 06/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS