LOT 5
IN OR 2036/1080
AMELIA OAKS PBK 8/85

SANTIAGO CHARLES & HELEN C
1874 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2025

29-3N-28-0100-0005-0000

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	12	HARDWOOD 100
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

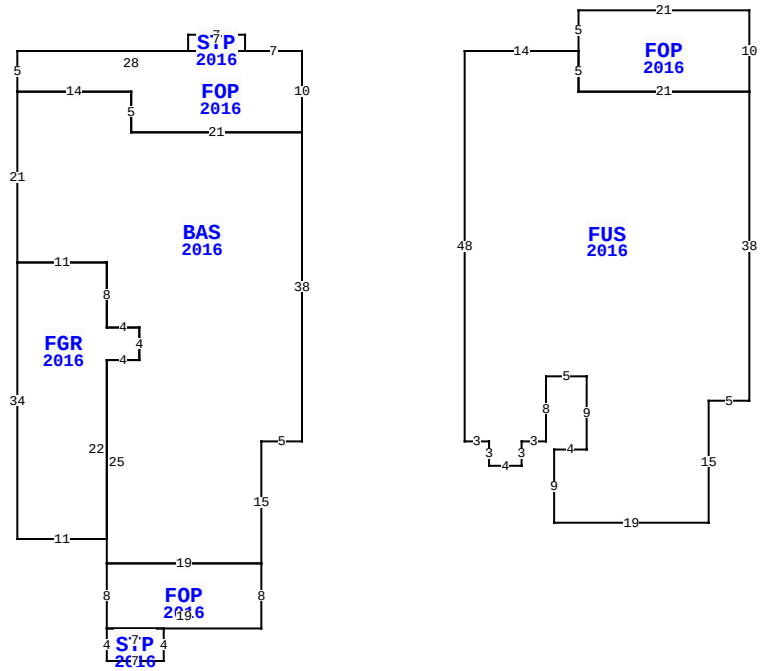
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2104.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,427	100	2016	1,427	278,193
FGR	390	55	2016	214	41,719
FOP	152	30	2016	46	8,968
FOP	210	30	2016	63	12,282
FOP	280	30	2016	84	16,376
FUS	1,708	100	2016	1,708	332,973
STP	14	10	2016	1	195
STP	28	10	2016	3	585
TOTALS	4,209			3,546	691,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,546	116.2350	202.02	716,363	2016	2016	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2017 Heated Area: 3135 HX Base Yr 2017



1874 AMELIA OAKS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		691,290
TOTAL MARKET OB/XF VALUE		9,479
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		975,769
SOH/AGL Deduction		475,357
ASSESSED VALUE		500,412
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		449,690
TOTAL JUST VALUE		975,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		912,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151530	CO ISSUED	0	03/17/2016
20151530	NEW CONSTR	377,842	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2036/1080	3/28/2016	SW	Q	I	02	489,000

GRANTOR: D & H HOMES LLC
GRANTEE: SANTIAGO CHARLES &

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W7 STP=[YR=2016] N2 W7 S2 E7 $ W28 S5
BAS=[YR=2016] S21 FGR=[YR=2016] S34 E11 N22 E4 N4 W4 N8 W11$
E11 S8 E4 S4 W4 S25 FOP=[YR=2016] S8 STP=[YR=2016] S4 E7 N4
W7$ E19 N8 W19$ E19 N15 E5 N38 W21 N5 W14 $ E14 S5 E21 N10$
PTR=E20 FUS=[YR=2016] E14 FOP=[YR=2016] N5 E21 S10 W21 N5$ S5
E21 S38 W5 S15 W19 N9 E4 N9 W5 S8 W3 S3 W4 N3 W3 N48$ W20$.

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	2016	2016	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	243.00	SF	10.00	10.00	100	2016	2016	3	95	2,309	
3	0855	CONC PAVER	0	100	0	0	24.00	SF	10.00	10.00	100	2016	2016	3	95	228	
4	0855	CONC PAVER	0	100	0	0	192.00	SF	10.00	10.00	100	2016	2016	3	95	1,824	
5	0855	CONC PAVER	0	100	42	4	168.00	SF	10.00	10.00	100	2016	2016	3	95	1,596	
6	1134	LANDSCP BL	0	100	0	0	240.00	SF	3.00	3.00	100	2016	2016	3	99	713	
7	0476	VF 6 SBPL	0	100	0	0	8.00	LF	32.00	32.00	100	2016	2016	3	89	228	
8	0479	VF PICKET	0	100	0	0	72.00	LF	10.00	10.00	100	2016	2016	3	89	641	

LAND DESCRIPTION

TOTAL OB/XF 9,479

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS