LOT 11
AMELIA OAKS PBK 8/85

BREHENY JAMES J/LAMATTINA KATHLEEN
1 MAIN ST APT 3302
NYACK, NY 10960

2025

29-3N-28-0100-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

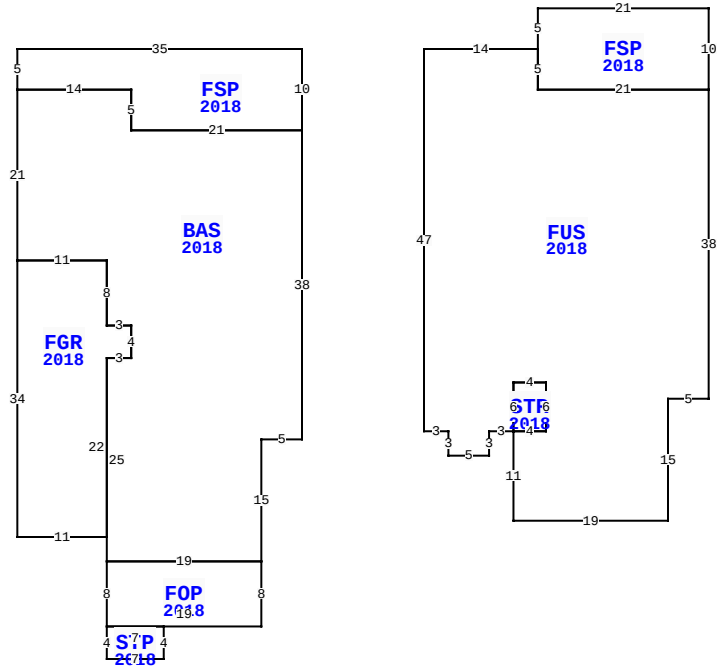
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD 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	1,431	100	2018	1,431	291,030
FGR	386	55	2018	212	43,115
FOP	152	30	2018	46	9,355
FSP	210	40	2018	84	17,084
FSP	280	40	2018	112	22,778
FUS	1,720	100	2018	1,720	349,806
STP	28	10	2018	3	610
STR	24	10	2018	2	407
TOTALS	4,231			3,610	734,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,610	120.0150	208.59	753,010	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 0% - 0 Heated Area: 3151 HX Base Yr



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

1898 AMELIA OAKS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	734,185
TOTAL MARKET OB/XF VALUE	55,108
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	1,064,293
SOH/AGL Deduction	208,413
ASSESSED VALUE	855,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	855,880
TOTAL JUST VALUE	1,064,293
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	998,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170587	CO ISSUED	0	08/24/2018
20181701	SCRNENCL	10,949	05/18/2018
20171328	SWIM POOL	35,000	05/03/2017
20170587	NEW CONSTR	378,765	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2262/1978	3/19/2019	WD	Q	I	01	717,000
GRANTOR: RUTLEDGE DALE E						
GRANTEE: BRCHENY JAMES J & K						
2223/1638	9/13/2018	SW	Q	I	01	689,000
GRANTOR: D & H HOMES LLC						
GRANTEE: RUTLEDGE DALE E						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W35 S5 BAS=[YR=2018] S21 FGR=[YR=2018] S34 E11 N22 E3 N4 W3 N8 W11$ E11 S8 E3 S4 W3 S25 FOP=[YR=2018] S8 STP=[YR=2018] S4 E7 N4 W7 $ E19 N8 W19$ E19 N15 E5 N38 W21 N5 W14$ E14 S5 E21 N10$ PTR=E15 FUS=[YR=2018] E14 FSP=[YR=2018] N5 E21 S10 W21 N5$ S5 E21 S38 W5 S15 W19 N11 STR=[YR=2018] N6 E4 S6 W4$ E4 N6 W4 S6 W3 S3 W5 N3 W3 N47$ 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
2	0861	POOL GUNIT	0	0	0	0	300.00	SF	85.00	85.00	100	2018	2018	3	84	21,420	
3	0911	SCRN RM A	0	0	0	0	855.00	SF	17.50	17.50	100	2018	2018	3	78	11,671	
4	0855	CONC PAVER	0	0	0	0	555.00	SF	10.00	10.00	100	2018	2018	3	97	5,384	
5	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	78	1,560	
6	0855	CONC PAVER	0	0	0	0	405.00	SF	7.00	7.00	100	2018	2018	3	97	2,750	
7	0855	CONC PAVER	0	0	0	0	24.00	SF	7.00	7.00	100	2018	2018	3	97	163	
8	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2001	2001	3	100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 55,108

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	0		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