LOT 12
AMELIA OAKS PBK 8/85

HORNBECK KEVIN L
1902 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2025

29-3N-28-0100-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

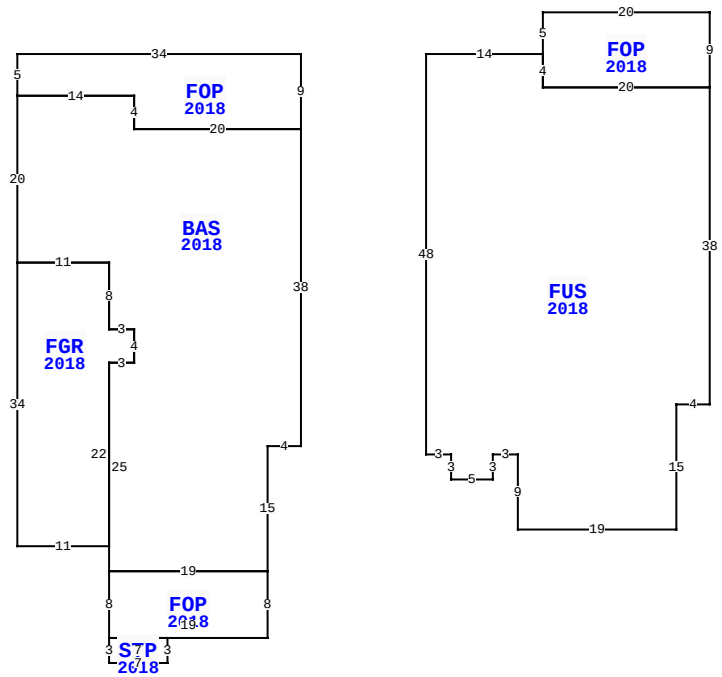
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD 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	1,379	100	2018	1,379	283,978
FGR	386	55	2018	212	43,658
FOP	152	30	2018	46	9,473
FOP	180	30	2018	54	11,120
FOP	250	30	2018	75	15,445
FUS	1,714	100	2018	1,714	352,964
STP	21	10	2018	2	411
TOTALS	4,082			3,482	717,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,482	121.5228	211.21	735,433	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2024 Heated Area: 3093 HX Base Yr 2024



1902 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		717,047
TOTAL MARKET OB/XF VALUE		3,712
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		995,759
SOH/AGL Deduction		38,442
ASSESSED VALUE		957,317
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		906,595
TOTAL JUST VALUE		995,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		930,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0732	POOL 368 SQ FT D	65,000	02/11/2025
20172136	CO ISSUED	0	11/14/2018
20172136	NEW CONSTR	382,782	07/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2327/1176	12/04/2019	QC	U	I	11	100
GRANTOR: HORNBECK KEVIN L & TA						
GRANTEE: HORNBECK KEVIN L						
2260/1771	3/13/2019	QC	U	I	11	100
GRANTOR: HORNBECK KEVIN L						
GRANTEE: HORNBECK KEVIN L &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W34 S5 BAS=[YR=2018] S20 FGR=[YR=2018] S34 E11 N22 E3 N4 W3 N8 W11$ E11 S8 E3 S4 W3 S25 FOP=[YR=2018] S8 STP=[YR=2018] S3 E7 N3 W7 $ E19 N8 W19$ E19 N15 E4 N38 W20 N4 W14$ E14 S4 E20 N9$ PTR=E15 FUS=[YR=2018] E14 FOP=[YR=2018] N5 E20 S9 W20 N4$ S4 E20 S38 W4 S15 W19 N9 W3 S3 W5 N3 W3 N48$ 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	234.00	SF	7.00	7.00	100	2018	2018	3	97	1,589	
3	0855	CONC PAVER	0	100	0	0	24.00	SF	7.00	7.00	100	2018	2018	3	97	163	

LAND DESCRIPTION

TOTAL OB/XF 3,712

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 01/03/2019 BY DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS