LOT 14
IN OR 2137/181
AMELIA OAKS PBK 8/85

RHODES JULIE M
1910 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2025

29-3N-28-0100-0014-0000

BUILDING CHARACTERISTICS

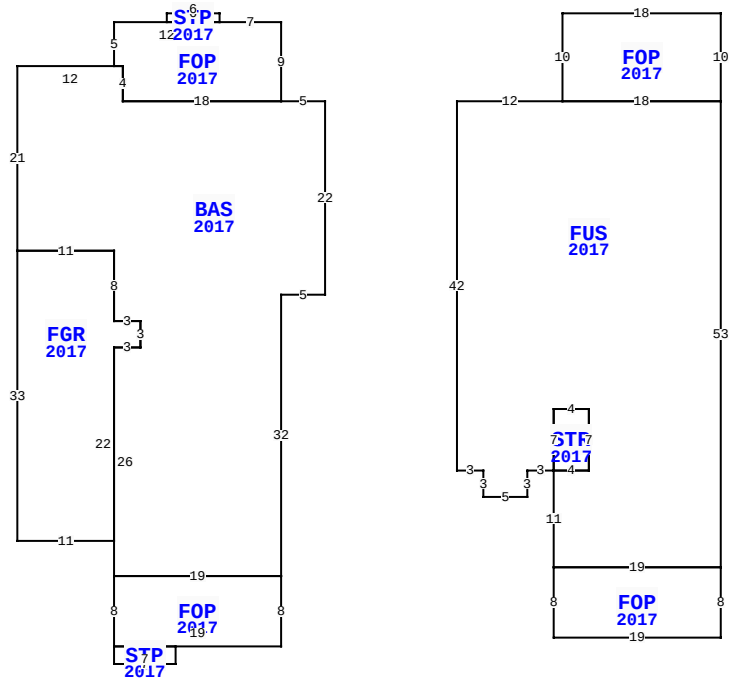
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD 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	1,362	100	2017	1,362	281,257
FGR	372	55	2017	205	42,333
FOP	152	30	2017	46	9,499
FOP	152	30	2017	46	9,499
FOP	167	30	2017	50	10,326
FOP	180	30	2017	54	11,151
FUS	1,456	100	2017	1,456	300,669
STP	6	10	2017	1	207
STP	14	10	2017	1	207
STR	28	10	2017	3	620
TOTALS	3,889			3,224	665,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,224	122.4888	212.89	686,357	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2018 Heated Area: 2818 HX Base Yr 2018



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

1910 AMELIA OAKS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		665,766
TOTAL MARKET OB/XF VALUE		4,675
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		945,441
SOH/AGL Deduction		446,879
ASSESSED VALUE		498,562
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		447,840
TOTAL JUST VALUE		945,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		915,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162030	NEW CONSTR	345,173	07/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2137/0181	7/31/2017	SW	Q	I	02	563,900

GRANTOR: D & H HOMES LLC
GRANTEE: RHODES JULIE M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W5 FOP=[YR=2017] N9 W7 STP=[YR=2017] N1 W6 S1 E6$ W12 S5 E1 S4 E18$ W18 N4 W12 S21 FGR=[YR=2017] S33 E11 N22 E3 N3 W3 N8 W11$ E11 S8 E3 S3 W3 S26 FOP=[YR=2017] S8 STP=[YR=2017] S2 E7 N2 W7 $ E19 N8 W19$ E19 N32 E5 N22$ PTR=E15 FUS=[YR=2017] E12 FOP=[YR=2017] N10 E18 S10 W18$ E18 S53 FOP=[YR=2017] S8 W19 N8 E19$ W19 N11 STR=[YR=2017] N7 E4 S7 W4$ E4 N7 W4 S7 W3 S3 W5 N3 W3 N42$ W15$.

EXTRA FEATURES

L N	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	2017	2017	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	279.00	SF	7.00	7.00	100	2017	2017	3	96	1,875	
3	0855	CONC PAVER	0	100	0	0	24.00	SF	7.00	7.00	100	2017	2017	3	96	161	
4	0855	CONC PAVER	0	100	0	0	104.00	SF	7.00	7.00	100	2017	2017	3	96	699	

LAND DESCRIPTION

TOTAL OB/XF 4,675

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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