



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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
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NEIGHBORHOOD/LOC	2104.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,427	100	2020	1,427	288,808
FGR	390	55	2020	214	43,311
FOP	152	30	2020	46	9,310
FOP	210	30	2020	63	12,751
FOP	280	30	2020	84	17,000
FUS	1,723	100	2020	1,723	348,715
STR	8	10	2020	1	202

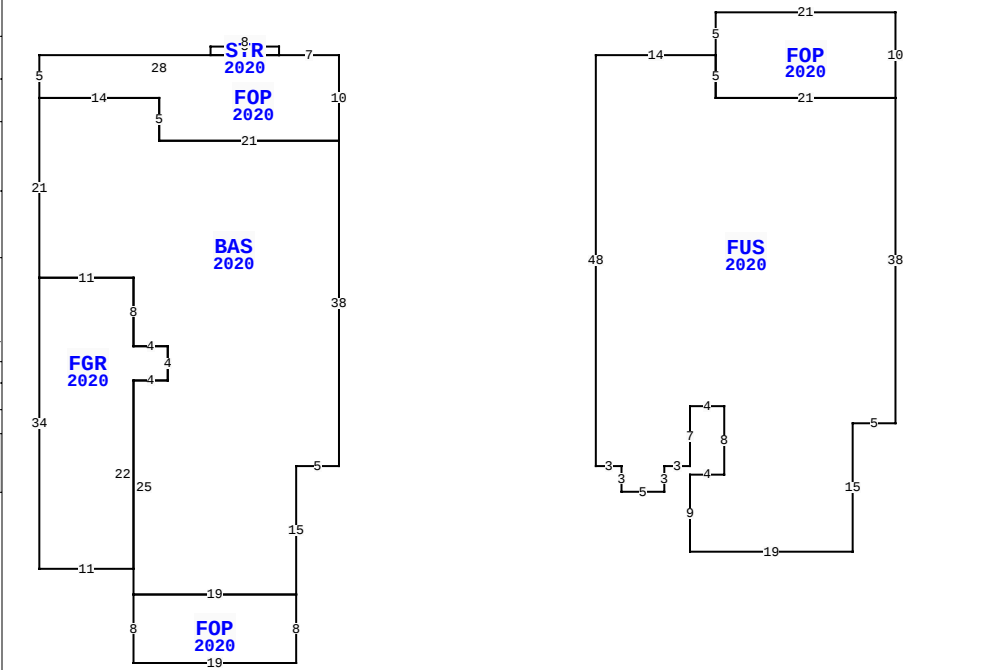
TOTALS	4,190			3,558	720,096
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00
3	0855	CONC PAVER	0	100	0	0	1,054.00	SF	10.00
4	0855	CONC PAVER	0	100	0	0	390.00	SF	10.00
5	0861	POOL GUNIT	0	100	0	0	160.00	SF	85.00
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
7	0910	SCRN RM L	0	100	0	0	1,150.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	0.00	0.00	1.00

REVIEW DATE	11/02/2020	BY	RK
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,558	118.2195	205.47	731,062	2020	2020	0	0	1.50	98.50
1 SFR CUST - 100% - 2022											
Heated Area: 3150											
HX Base Yr 2022											



1918 AMELIA OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/02/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2020	2020	3	100	10,200	
3	0855	CONC PAVER	0	100	0	0	1,054.00	SF	10.00	10.00	100	2020	2020	3	98	10,329	
4	0855	CONC PAVER	0	100	0	0	390.00	SF	10.00	10.00	100	2020	2020	3	98	3,822	
5	0861	POOL GUNIT	0	100	0	0	160.00	SF	85.00	85.00	100	2020	2020	3	90	12,240	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2020	2020	3	86	860	
7	0910	SCRN RM L	0	100	0	0	1,150.00	SF	15.00	15.00	100	2020	2020	3	86	14,835	

TOTAL OB/XF										55,751							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres: 0.00	Total Land Value: 275,000	Market: 0	Agricultural: 0	Common: 275,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				720,096	
TOTAL MARKET OB/XF VALUE				55,751	
TOTAL LAND VALUE - MARKET				275,000	
TOTAL MARKET VALUE				1,050,847	
SOH/AGL Deduction				469,204	
ASSESSED VALUE				581,643	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				530,921	
TOTAL JUST VALUE				1,050,847	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				986,394	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190101	CO ISSUED	0	02/20/2020
20190542	POOL ENCL	0	09/27/2019
20190349	SWIM POOL	0	05/30/2019
20182864	NEW CONSTR	402,443	08/17/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2470/0480	6/11/2021	WD	Q	I	01	868,000	
GRANTOR: CARPENTER ROBERT L &							
GRANTEE: DILLAHUNT PAUL H II							
2340/1618	2/21/2020	SW	Q	I	02	650,000	
GRANTOR: D & H HOMES LLC							
GRANTEE: CARPENTER ROBERT L							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2020] W7 STR=[YR=2020] N1 W8 S1 E8 \$ W28 S5									
BAS=[YR=2020] S21 FGR=[YR=2020] S34 E11 N22 E4 N4 W4 N8 W11									
\$ E11 S8 E4 S4 W4 S25 FOP=[YR=2020] S8 E19 N8 W19 \$ E19 N15									
E5 N38 W21 N5 W14 \$ E14 S5 E21 N10 \$ PTR= E30 FUS=[YR=2020]									
E14 FOP=[YR=2020] N5 E21 S10 W21 N5 \$ S5 E21 S38 W5 S15 W19									
N9 E4 N8 W4 S7 W3 S3 W5 N3 W3 N48 \$ W30 \$.									