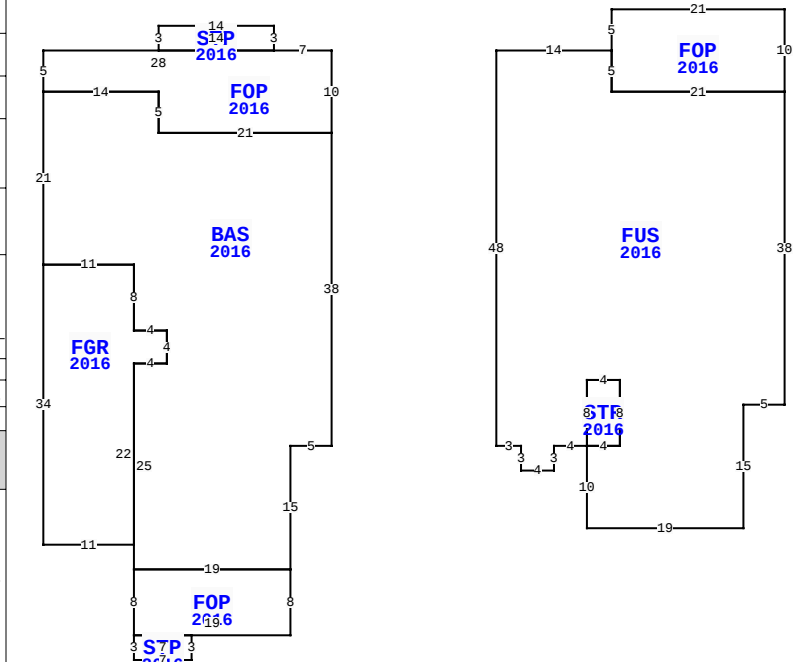


GENEROSA GLORIA
1922 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY										PAGE 1 of 1				2									
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall		10	ABOVE AVG 100			0500	01	3,563	120.0150	208.59	743,206	2016	2016		0		0	3.50	96.50	VALUATION BY					STANDARD																		
Roof Structur		08	IRREGULAR 100			1 SFR CUST - 100% - 2021														Heated Area: 3147														HX Base Yr									
Roof Cover		11	SLATE 100																	Tax Group: 2					Tax Dist:																		
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE					717,194																		
Interior Floo		11	CLAY TILE 50																	TOTAL MARKET OB/XF VALUE					49,323																		
Interior Floo		12	HARDWOOD 50																	TOTAL LAND VALUE - MARKET					275,000																		
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					1,041,517																		
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					174,746																		
Bedrooms			3 100																	ASSESSED VALUE					866,771																		
Bathrooms			3 100																	TOTAL EXEMPTION VALUE					13																		
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					0																		
Stories		2.	2. 100																	TOTAL JUST VALUE					1,041,517																		
Units		00	0 100			NCON VALUE					0																																
Occupancy		00	NONE 100			INCOME VALUE																																					
						PREVIOUS YEAR MKT VALUE					977,509																																
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	287,240																																						
FGR	390	55	2016	214	43,076																																						
FOP	152	30	2016	46	9,259																																						
FOP	210	30	2016	63	12,681																																						
FOP	280	30	2016	84	16,909																																						
FUS	1,720	100	2016	1,720	346,218																																						
STP	21	10	2016	2	402																																						
STP	42	10	2016	4	805																																						
STR	32	10	2016	3	604																																						
TOTALS	4,274			3,563	717,194																																						
EXTRA FEATURES						1922 AMELIA OAKS DR, FERNANDINA BEACH														BLD DATE								LGL DATE															
																				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	0855	CONC PAVER	0 100	0	0	450.00	SF	10.00	10.00	100	2016	2016	3	95	4,275																												
2	0855	CONC PAVER	0 100	0	0	24.00	SF	10.00	10.00	100	2016	2016	3	95	228																												
3	0476	VF 6 SBPL	0 100	0	0	12.00	LF	32.00	32.00	100	2016	2016	3	89	342																												
4	0479	VF PICKET	0 100	0	0	42.00	LF	10.00	10.00	100	2016	2016	3	89	374																												
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940																												
6	0861	POOL GUNIT	0 100	0	0	474.00	SF	85.00	85.00	100	2017	2017	3	81	32,635																												
7	0855	CONC PAVER	0 100	0	0	1,418.00	SF	7.00	7.00	100	2017	2017	3	96	9,529																												
LAND DESCRIPTION						TOTAL OB/XF														49,323																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																										