



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 70			
Exterior Wall	05	AVERAGE 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 50			
Interior Wall	05	DRYWALL 50			
Interior Floor	08	SHT VINYL 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame		02 WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1993	1,566	122,762
FOP	120	30	1993	36	2,822
FUS	336	100	1993	336	26,340
UGR	1,008	45	1993	454	35,590
TOTALS	3,030			2,392	187,514

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,392	99.0780	99.08	236,999	1980	1980	0	0	20.88	79.12
1 SINGLE FAM - 0% - 0 Heated Area: 1902 HX Base Yr											
96003 BOYSENBERRY LN, FERNANDINA BEACH											
BLD DATE 08/27/2014 KK LGL DATE XF DATE 12/05/2008 RK LAND DATE INC DATE AG DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 3		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				204,064		
TOTAL MARKET OB/XF VALUE				7,756		
TOTAL LAND VALUE - MARKET				100,000		
TOTAL MARKET VALUE				311,820		
SOH/AGL Deduction				38,968		
ASSESSED VALUE				272,852		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				272,852		
TOTAL JUST VALUE				311,820		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				268,871		
</						

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
1	0810	CONCRETE A	0	0	8	16		128.00	SF 6.50	100	1970	1970	3	20
2	0810	CONCRETE A	0	0	10	20		200.00	SF 6.50	100	1980	1980	3	30
3	2810	MH SPACE	0	0	0	0		3.00	SF 2,400.00	100	0	0	3	100
TOTAL OB/XF 7,756														

LAND DESCRIPTION														
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
1	000100	C	RES	0	0006	RMH	0.00	0.00	1.00	AC		1.00	1.00	1.00
Market: 0 Agricultural: 0 Common: 100,000														

OLDE AMELIA ESTATES LLC
98138 LITTLE PINEY ISLAND PL
FERNANDINA BEACH, FL 32034

2025

[illegible]



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	01	FLAT 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	02	WINDOW 100			
Heating Type	03	FORCED AIR 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	460	100	1997	460	6,693
UCP	400	20	1993	80	1,164
UCP	400	20	1993	80	1,164
TOTALS	1,260			620	9,021

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	620	60.6200	48.50	30,070	1959	1959	0	0	70.00	30.00
5 M/H 93- - 0% - 0											
Heated Area: 460											
HX Base Yr											
8 2 48 56 8 UCP 1993											
8 2 46 56 8 BAS 1997											
8 2 48 56 8 UCP 1993											
BLD DATE					08/27/2014		KK		LGL DATE		