LOT 13
IN OR 1807/59
AUTUMN TRACE UNIT 2 UNR AS

AMELIA ISLAND HOME LLC
17817 DAVIS RD
DUNDEE, MI 48131

**2026**

**00-00-30-0126-0013-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 12 | CEDAR 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

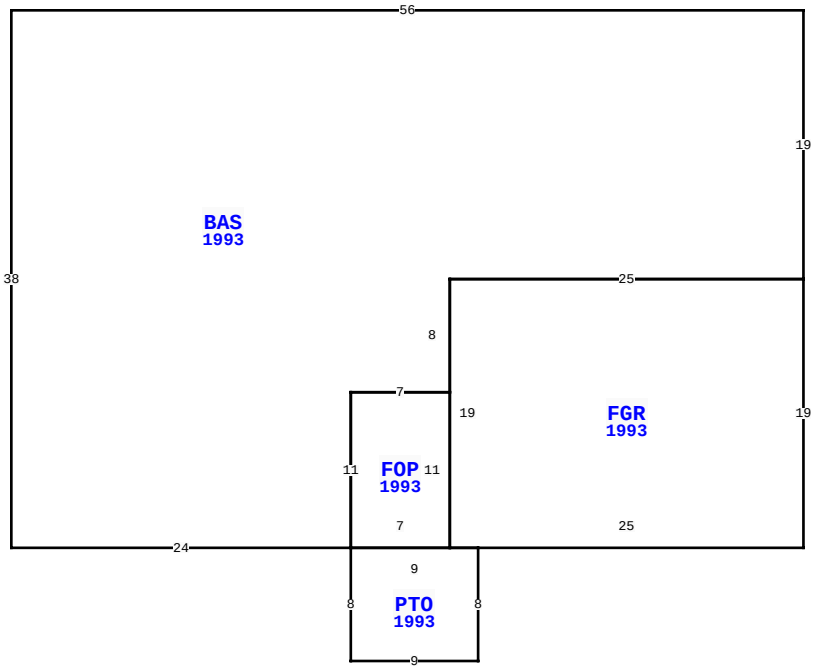
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3027.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,576 | 100 | 1993 | 1,576 | 222,248 |
| FGR | 475 | 55 | 1993 | 261 | 36,806 |
| FOP | 77 | 30 | 1993 | 23 | 3,244 |
| PTO | 72 | 5 | 1993 | 4 | 564 |
| TOTALS | 2,200 | | | 1,864 | 262,863 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,864 | 119.5698 | 166.20 | 309,797 | 1990 | 1994 | 0 | 0 | 0 | 15.15 | 84.85 |

1 SNGL FAM 0% - 0 Heated Area: 1576 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/01/2026 MLU |
| INC DATE | | AG DATE | |

1309 AUTUMN TRCE, FERNANDINA BEACH

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 262,863 |
| TOTAL MARKET OB/XF VALUE | 2,960 |
| TOTAL LAND VALUE - MARKET | 850,000 |
| TOTAL MARKET VALUE | 1,115,823 |
| SOH/AGL Deduction | 130,912 |
| ASSESSED VALUE | 984,911 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 984,911 |
| TOTAL JUST VALUE | 1,115,823 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 895,374 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6521 | NEW CONSTR | 61,167 | 06/11/1990 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1807/0059 | 7/18/2012 | QC | U | I | 11 | 100 |
| GRANTOR: OATIS PAMELA J TRUSTE | | | | | | |
| GRANTEE: AMELIA ISLAND HOME | | | | | | |
| 1262/1689 | 9/30/2004 | WD | Q | I | 01 | 100 |
| GRANTOR: OATIS RUTH T | | | | | | |
| GRANTEE: OATIS RUTH T TRUSTE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W56 S38 E24 PTO=[YR=1993] S8 E9 N8W9 $
FOP=[YR=1993] E7 FGR=[YR=1993] E25 N19 W25 S19 $ N11 W7 S11
$ N11 E7 N8 E25 N19 $ .

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 1242 | WD DECK A | 0 | 0 | 36 | 10 | 360.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 720 | |
| 3 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1990 | 1990 | 3 | 64 | 2,240 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,960

| 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 | 000132 | C | RES RIVER | 0 | | RSF- | 1100.00 | 300.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 850,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 850,000 Market: 0 Agricultural: 0 Common: 850,000 PRINTED 07/09/2026 BY SYS