LOT 15
DUNES OF AMELIA PHASE 1
PBK 8/88

PALMER FRANK E & NANCY L L/E/
302 DUNES OF AMELIA DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

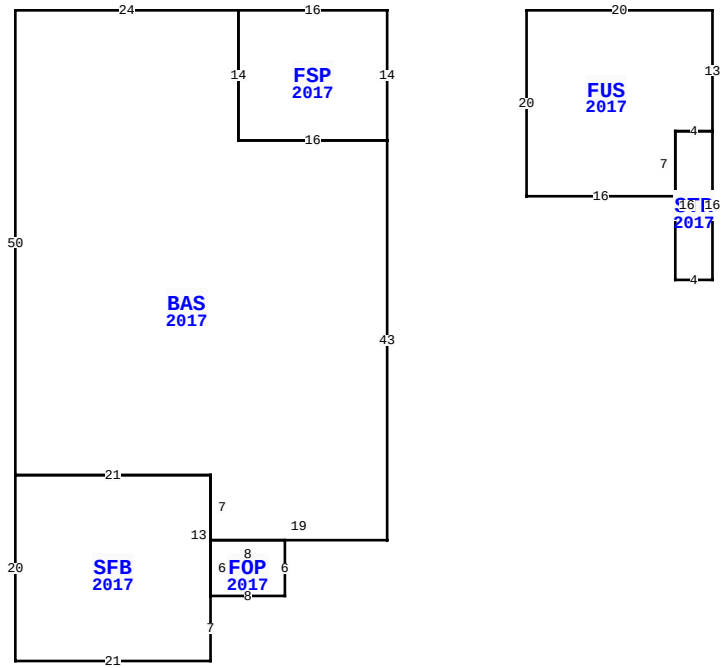
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2017	1,909	366,945
FOP	48	30	2017	14	2,691
FSP	224	40	2017	90	17,300
FUS	372	100	2017	372	71,506
SFB	420	80	2017	336	64,586
STR	64	10	2017	6	1,153
TOTALS	3,037			2,727	524,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,727	143.2992	199.19	543,191	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2021 Heated Area: 2617 HX Base Yr 2021



302 DUNES OF AMELIA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		524,179
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		689,179
SOH/AGL Deduction		252,057
ASSESSED VALUE		437,122
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		385,711
TOTAL JUST VALUE		689,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		675,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163004	NEW CONSTR	286,834	11/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/1656	12/06/2023	LE	U	I	11	100
GRANTOR: PALMER FRANK E & NANC						
GRANTEE: HELMS MATTHEW						
2268/0537	4/12/2019	WD	Q	I	02	425,000
GRANTOR: KOHLER PROPERTY DEVEL						
GRANTEE: PALMER FRANK E & NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-16,0] W24 S50 E21 S7 E19 N43 W16 N14 $
SFB=[YR=2017;ORIG=-40,50] S20 E21 N7 N13 W21 $
FUS=[YR=2017;ORIG=15,0] E20 S13 W4 S7 W16 N20 $
FSP=[YR=2017;ORIG=0,0] W16 S14 E16 N14 $
STR=[YR=2017;ORIG=35,13] S16 W4 N16 E4 $
FOP=[YR=2017;ORIG=-19,63] E8 N6 W8 S6 $
PTR=[ORIG=0,0] E15 W15 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS