LOT 16
DUNES OF AMELIA PHASE 1
PBK 8/88

TRINDADE VICTOR P & MELISSA H
328 DUNES OF AMELIA DR
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-044D-0016-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 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 | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

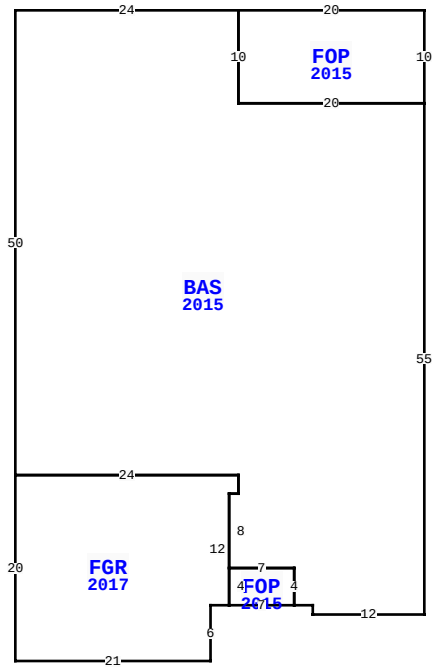
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,276 | 100 | 2015 | 2,276 | 395,186 |
| FGR | 450 | 55 | 2017 | 248 | 43,061 |
| FOP | 28 | 30 | 2015 | 8 | 1,389 |
| FOP | 200 | 30 | 2015 | 60 | 10,418 |
| TOTALS | 2,954 | | | 2,592 | 450,053 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,592 | 131.4864 | 182.77 | 473,740 | 2015 | 2015 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SNGL FAM 100% - 2023 Heated Area: 2276 HX Base Yr 2023




328 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

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 450,053 |
| TOTAL MARKET OB/XF VALUE | | 7,553 |
| TOTAL LAND VALUE - MARKET | | 165,000 |
| TOTAL MARKET VALUE | | 622,606 |
| SOH/AGL Deduction | | 54,814 |
| ASSESSED VALUE | | 567,792 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 516,381 |
| TOTAL JUST VALUE | | 622,606 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 610,281 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20222405 | XFOB | 0 | 09/13/2022 |
| 20142550 | CO ISSUED | 0 | 04/28/2015 |
| 20142550 | NEW CONSTR | 254,680 | 12/04/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2303/0989 | 9/10/2019 | WD | Q | I | 01 | 445,000 |
| GRANTOR: STUART LEE W L/E | | | | | | |
| GRANTEE: TRINDADE VICTOR P & | | | | | | |
| 2277/1837 | 5/30/2019 | QC | U | I | 11 | 100 |
| GRANTOR: STUART LEE W L/E | | | | | | |
| GRANTEE: DA SILVA ADRIANA A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2015] W20 BAS=[YR=2015] W24 S50 FGR=[YR=2017] S20 E21 N6 E2 FOP=[YR=2015] E7 N4 W7 S4$ N12 E1 N2 W24$ E24 S2 W1 S8 E7 S4 E2 S1 E12 N55 W20 N10$ S10 E20 N10$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0912 | SCRN RM G | 0 | 100 | 0 | 0 | 220.00 | SF | 21.00 | 21.00 | 100 | 2022 | 2022 | 3 | 90 | 4,158 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2017 | 2017 | 3 | 97 | 3,395 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,553

| 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 04/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS