LOT 18
DUNES OF AMELIA PHASE 1
PBK 8/88

KING SAM C JR & SUZANNE N
404 DUNES OF AMELIA DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0018-0000

BUILDING CHARACTERISTICS

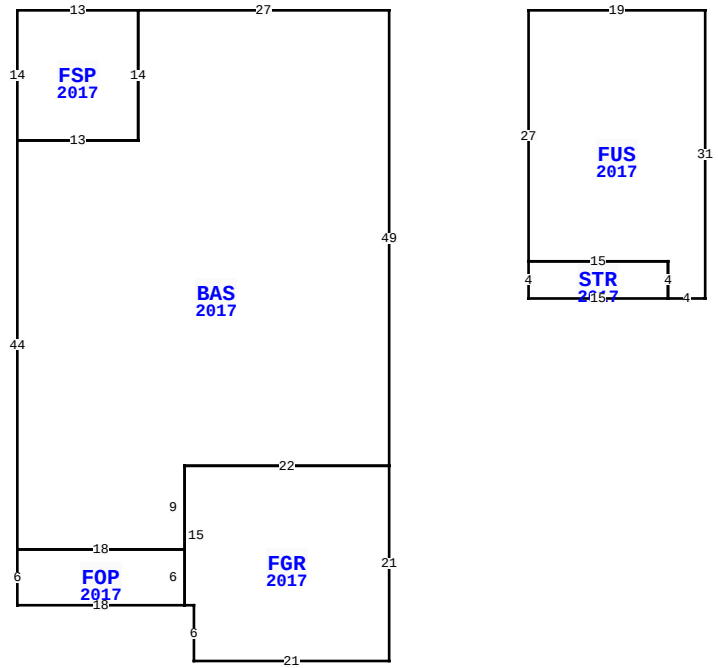
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,940	100	2017	1,940	339,534
FGR	456	55	2017	251	43,930
FOP	108	30	2017	32	5,601
FSP	182	40	2017	73	12,777
FUS	529	100	2017	529	92,584
STR	60	10	2017	6	1,050
TOTALS	3,275			2,831	495,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,831	131.1552	182.31	516,120	2017	2017	0	0	0	4.00	96.00

1 SNGL FAM 0% - 0 Heated Area: 2469 HX Base Yr



404 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	495,475
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	660,475
SOH/AGL Deduction	74,255
ASSESSED VALUE	586,220
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	586,220
TOTAL JUST VALUE	660,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	649,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172231	CO ISSUED	0	12/28/2017
20172231	NEW CONSTR	307,685	07/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/0406	8/27/2020	WD	Q	I	01	499,000
GRANTOR: EATON WILLIAM L & KAT						
GRANTEE: KING SAM C JR & SUZ						
2172/1631	1/24/2018	WD	Q	I	01	401,000
GRANTOR: DS WARE HOMES LLC						
GRANTEE: EATON WILLIAM L & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W27 S14 W13 S44 E18 N9 E22 N49 $
FUS=[YR=2017;ORIG=15,0] E19 S31 W4 N4 W15 N27 $
FGR=[YR=2017;ORIG=-22,64] E1 S6 E21 N21 W22 S15 $
FSP=[YR=2017;ORIG=-27,0] W13 S14 E13 N14 $
FOP=[YR=2017;ORIG=-40,58] S6 E18 N6 W18 $
STR=[YR=2017;ORIG=30,31] W15 N4 E15 S4 $
PTR=[ORIG=0,0] E15 W15 $
.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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