

LOT 89
IN OR 2021/452
DUNES OF AMELIA PHASE 1

CHANDLER WILLIAM O & SYLVIA PATRICIA
333 DUNES OF AMELIA DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0089-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
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

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	2,328	100	2015	2,328	380,107
FGR	481	55	2015	265	43,269
FOP	38	30	2015	11	1,796
FOP	175	30	2015	52	8,490
TOTALS	3,022			2,656	433,663

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RLM	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,656	123.6480	171.87	456,487	2015	2015	0	0	5.00	95.00
1 SNGL FAM 100% - 2016 Heated Area: 2328 HX Base Yr 2016											
333 DUNES OF AMELIA DR, FERNANDINA BEACH											
BLD DATE 03/31/2025 MLU											

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	2015	2015	3	96	1,920	

TOTAL OB/XF										1,920						
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	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				433,663	
TOTAL MARKET OB/XF VALUE				1,920	
TOTAL LAND VALUE - MARKET				165,000	
TOTAL MARKET VALUE				600,583	
SOH/AGL Deduction				183,478	
ASSESSED VALUE				417,105	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				365,694	
TOTAL JUST VALUE				600,583	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				585,931	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151703	CO ISSUED	0	12/18/2015
20151703	NEW CONSTR	0	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2021/0452	12/29/2015	WD	Q	I	01	443,200
GRANTOR: D S WARE HOMES LLC						
GRANTEE: CHANDLER WILLIAM OT						
1988/1132	6/29/2015	SW	Q	V	05	172,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2015] W24 FOP=[YR=2015] W20 S10 E17 N7 U3 R3 \$ D3 L3 S7 W17 S57 E11 FOP=[YR=2015] S1 E10 N1 FGR=[YR=2015] E2 S3 E21 N21 W21 S8 W4 S10 E2\$ W2 N4 W7 S4 W1\$ E1 N4 E7 N6 E4 N8 E21 N49\$.																

Common: 165,000 PRINTED 07/09/2026 BY SYS