LOT 90
DUNES OF AMELIA PHASE 1
PBK 8/88

SUMMERS GENEVIEVE M & JOSHUA P
391 DUNES OF AMELIA DR
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-044D-0090-0000**

## BUILDING CHARACTERISTICS

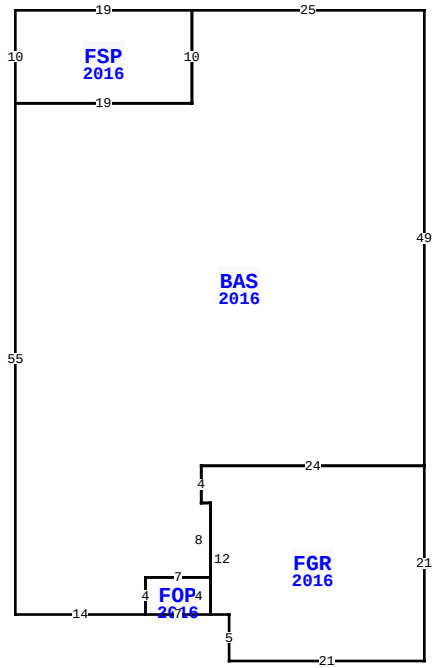
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| 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 | 2,270 | 100 | 2016 | 2,270 | 398,538 |
| FGR | 477 | 55 | 2016 | 262 | 45,999 |
| FOP | 28 | 30 | 2016 | 8 | 1,405 |
| FSP | 190 | 40 | 2016 | 76 | 13,343 |
| TOTALS | 2,965 | | | 2,616 | 459,283 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,616 | 132.2592 | 183.84 | 480,925 | 2016 | 2016 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SNGL FAM 100% - 2024 Heated Area: 2270 HX Base Yr 2024




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

391 DUNES OF AMELIA DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 459,283 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 165,000 |
| TOTAL MARKET VALUE | | 624,283 |
| SOH/AGL Deduction | | 20,353 |
| ASSESSED VALUE | | 603,930 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 552,519 |
| TOTAL JUST VALUE | | 624,283 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 607,529 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20152573 | CO ISSUED | 0 | 04/28/2016 |
| 20152573 | NEW CONSTR | 300,000 | 10/16/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2648/161 | 6/15/2023 | WD | Q | I | 02 | 671,500 |

GRANTOR: JYZ JAMES T TRUSTEE
GRANTEE: SUMMERS GENEVIEVE M

| | | | | | | |
|---|---|---|---|---|---|---|
| 2116/0719 | 4/19/2017 | WD | U | I | 11 | 100 |

GRANTOR: JYZ JAMES
GRANTEE: JYZ FAMILY REVOCABL

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W25 FSP=[YR=2016] W19 S10 E19 N10$ S10 W19 S55 E14 FOP=[YR=2016] E7 FGR=[YR=2016] E2 S5 E21 N21 W24 S4 E1 S12$ N4 W7 S4$ N4 E7 N8 W1 N4 E24 N49$.

## 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS