LOT 91
DUNES OF AMELIA PHASE 1
PBK 8/88

MARUNA JOHN P & MONA E
33104 LAKE RD
AVON LAKE, OH 44012

2026

00-00-30-044D-0091-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

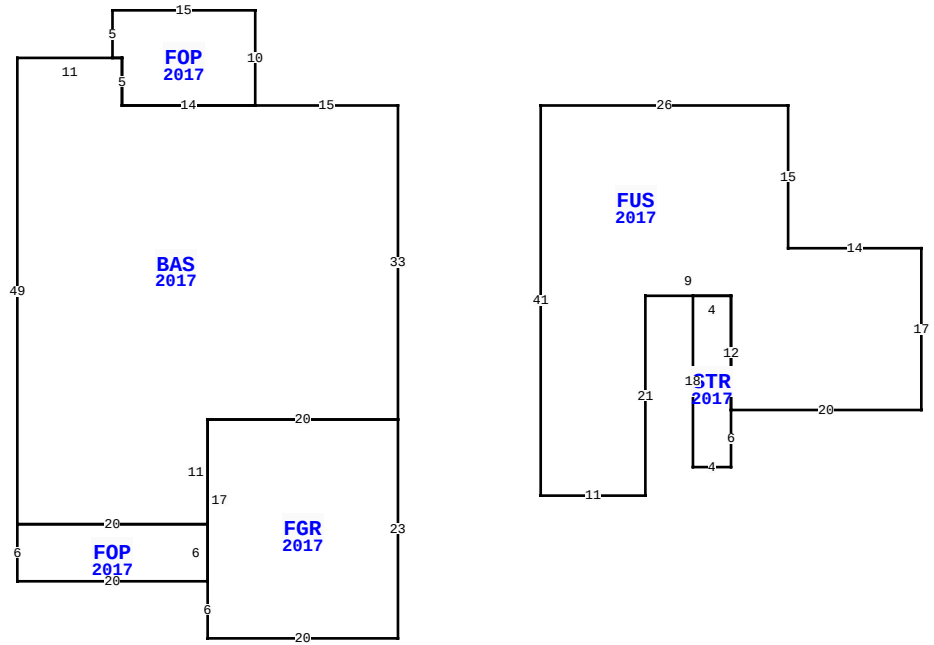
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	2017	1,595	271,280
FGR	460	55	2017	253	43,030
FOP	120	30	2017	36	6,123
FOP	145	30	2017	44	7,484
FUS	1,061	100	2017	1,061	180,456
STR	72	10	2017	7	1,191
TOTALS	3,453			2,996	509,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,996	126.8013	176.25	528,045	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 0% - 2026 Heated Area: 2656 HX Base Yr



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

415 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	509,563
TOTAL MARKET OB/XF VALUE	60,125
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	734,688
SOH/AGL Deduction	0
ASSESSED VALUE	734,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	734,688
TOTAL JUST VALUE	734,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	691,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173940	SCRNROOM	8,530	12/13/2017
20172897	SWIM POOL	51,700	09/22/2017
20162151	CO ISSUED	0	03/17/2017
20162151	NEW CONSTR	324,136	08/08/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2827/748	11/04/2025	WD	Q	I	01	837,500
GRANTOR: LAWSON STEVE D & KARE						
GRANTEE: MARUNA JOHN P & MON						
2597/0021	10/18/2022	WD	Q	I	01	835,000
GRANTOR: CAVADEAS GEORGE F & L						
GRANTEE: LAWSON STEVE D & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FOP=[YR=2017] N10 W15 S5 E1 S5 E14$ W14 N5 W11 S49 FOP=[YR=2017] S6 E20 FGR=[YR=2017] S6 E20 N23 W20 S17$ N6 W20$ E20 N11 E20 N33$ PTR=E15 FUS=[YR=2017] E26 S15 E14 S17 W20 STR=[YR=2017]S6 W4 N18 E4 S12$ N12 W9 S21 W11 N41 $ 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
4	0911	SCRN RM A	0	0	0	0	1,002.00	SF	18.00	18.00	100	2017	2017	3	70	12,625	
5	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 60,125

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	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 03/11/2024 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS