BLOCK 24 LOT 7
IN OR 1769/102
AMELIA PARK PHASE 2 UNIT 9

SANDERS TERESA E & GARY P
1619 OLMSTED LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0024-0070

BUILDING CHARACTERISTICS

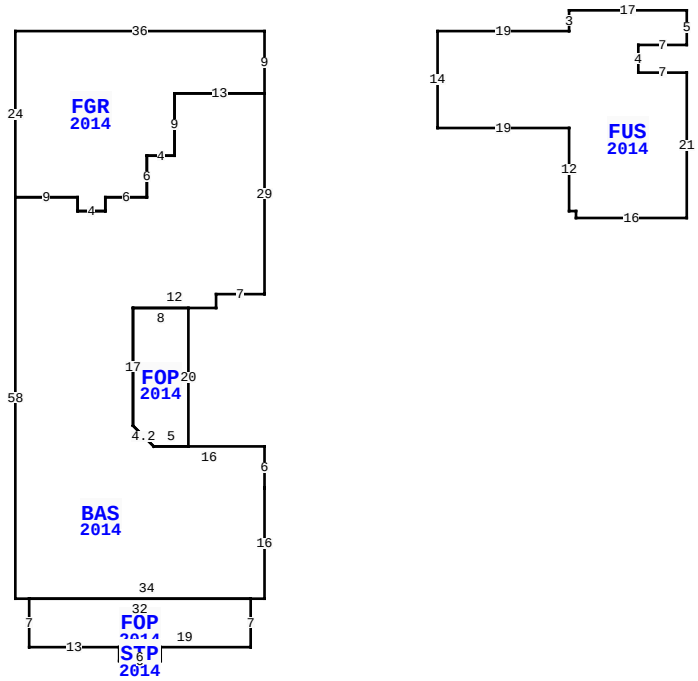
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,910	100	2014	1,910	368,398
FGR	653	55	2014	359	69,244
FOP	156	30	2014	47	9,065
FOP	224	30	2014	67	12,923
FUS	747	100	2014	747	144,080
STP	12	10	2014	1	193
TOTALS	3,702			3,131	603,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,131	122.3048	203.03	635,687	2014	2014	0	0	0	5.00	95.00

1 SFR CUST 100% - 2015 Heated Area: 2657 HX Base Yr 2015



1619 OLMSTED LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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		603,903
TOTAL MARKET OB/XF VALUE		91,900
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		920,803
SOH/AGL Deduction		461,450
ASSESSED VALUE		459,353
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		407,942
TOTAL JUST VALUE		920,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		903,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140042	SWIM POOL	25,000	01/08/2014
20131560	NEW CONSTR	377,000	07/02/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1769/0102	11/21/2011	WD	U	V	11	59,900
GRANTOR: EVERBANK						
GRANTEE: SANDERS TERESA E &						
1719/0155	1/10/2011	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: EVERBANK						

BUILDING NOTES

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
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	95	1,900	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	100,000.00	100,000.00	100	2014	2014	04	90	90,000	

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=-36,24] S58 E2 E34 N16 N6 W16 U3L3 N17 E12 N2 E7 N29 W13 S9 W4 S6 W6 S2 W4 N2 W9 $
FUS=[YR=2014;ORIG=25,0] E19 N3 E17 S5 W7 S4 E7 S21 W16 N1 W1 N12 W19 N14 $
FGR=[YR=2014;ORIG=0,0] W36 S24 E9 S2 E4 N2 E6 N6 E4 N9 E13 N9 $
FOP=[YR=2014;ORIG=-34,82] S7 E13 E19 N7 W32 $
FOP=[YR=2014;ORIG=-11,40] W8 S17 D3R3 E5 N20 $
STP=[YR=2014;ORIG=-21,89] S2 E6 N2 W6 $
PTR=[ORIG=0,0] E25 W25 $
.

LAND DESCRIPTION

TOTAL OB/XF 91,900

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		R-2	0.00	0.00	45.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	225,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/09/2026 BY SYS