

S-38 OF LOTS 80 & 81
SUB PT OF SEC 4 PB 0/59
IN OR 922/1251

OLIVER PAUL EUGENE
2850 AMELIA RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000A-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																											
Exterior Wall	20	FACE BRICK 70	0900	01	1,384	112.4240	133.50	184,764	1973	1982	0	0	24.78	75.22	VALUATION SUMMARY																											
Exterior Wall	05	AVERAGE 30	1 SNGL FAM - 100% - 1997										Heated Area: 1352										HX Base Yr 1997																			
Roof Structure	03	GABLE/HIP 100	BAS 1993 FOP 1993																				VALUATION BY										STANDARD									
Roof Cover	03	COMP SHNGL 100																					Tax Group: 8										Tax Dist:									
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE										138,979									
Interior Floor	14	CARPET 80																					TOTAL MARKET OB/XF VALUE										7,587									
Interior Floor	08	SHT VINYL 20																					TOTAL LAND VALUE - MARKET										100,000									
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE										246,566									
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction										155,974									
Bedrooms	3	100																					ASSESSED VALUE										90,592									
Bathrooms	1.5	100																					TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE										40,592									
Stories	0	0 100											TOTAL JUST VALUE										246,566																			
Units	0	0 100											NCON VALUE										0																			
BUD8 Adjustme	05	DIST 1A 100											INCOME VALUE																													
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE										210,022																			
Quality	03	Quality Level 03																																								
DOR CODE	0100	SINGLE FAMILY																																								
MAP NUM		MKT AREA																																								
NEIGHBORHOOD/LOC	2029.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	1,352	100	1,352	135,766																																						
FOP	108	30	32	3,213																																						
TOTALS	1,460		1,384	138,979																																						
EXTRA FEATURES															2850 AMELIA RD, FERNANDINA BEACH																											
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	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	1975	1975	3	20	1,152																											
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	34	1,190																											
3	0751	UOP	0 100	16	12	192.00	SF	10.00	10.00	100	1998	1998	3	27	518																											
4	0681	POLE SHED	0 100	22	12	264.00	SF	15.00	15.00	100	1987	1987	3	20	792																											
5	0810	CONCRETE A	0 100	21	4	84.00	SF	6.50	6.50	100	1973	1973	3	25	137																											
6	0811	CONCRETE B	0 100	0	0	1,074.00	SF	5.20	5.20	100	1993	1993	3	68	3,798																											
TOTAL OB/XF															7,587																											
LAND DESCRIPTION																																										
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																		
1	000100	C	SFR	100		RS-2	101.00	150.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000																									
REVIEW DATE 04/28/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																																										