S-6 OF LOT 77
SUB OF SEC 4 PB 0/59
IN OR 1920/541

DRESSER CAREY/ROACH KERRY
2788 AMELIA RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000C-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

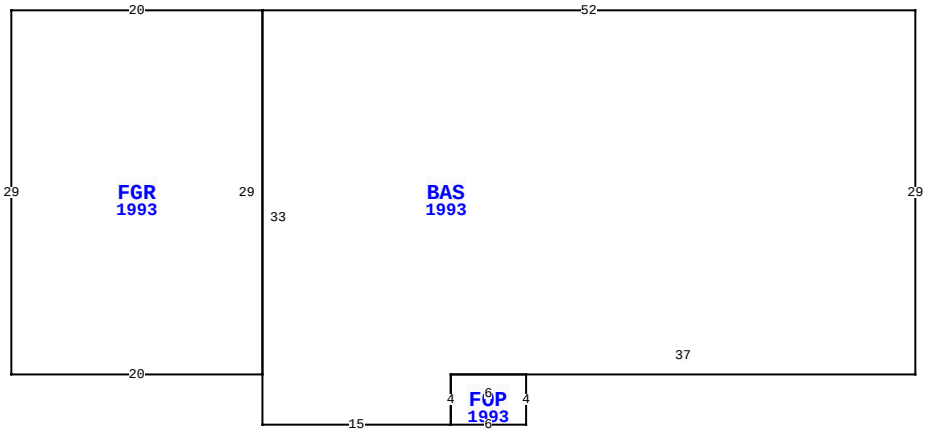
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	161,920
FGR	580	55	319	32,942
FOP	24	30	7	723
TOTALS	2,172		1,894	195,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,894	126.0280	149.66	283,456	1967	1980	0	0	0	31.00	69.00

1 SNGL FAM – 100% - 2015 Heated Area: 1568 HX Base Yr 2015



2788 AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		195,585
TOTAL MARKET OB/XF VALUE		12,535
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		308,120
SOH/AGL Deduction		155,817
ASSESSED VALUE		152,303
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,303
TOTAL JUST VALUE		308,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7461	REPAIR/RRF	1,000	08/19/1991
7448	REPAIR/RRF	2,200	08/12/1991
5842	REPAIR/RRF	2,700	06/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1920/0541	5/27/2014	SW	Q	I	02	147,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: DRESSER CAREY & KER						
1920/0537	5/14/2014	QC	U	I	11	100
GRANTOR: CU MEMBERS MORTGAGE						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 FGR=[YR=1993] W20 S29 E20 N29$ S33 E15
FOP=[YR=1993] E6 N4 W6 S4$ N4 E37 N29$.

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
1	0811	CONCRETE B	0	100	0	0	1,529.00	SF	5.20	5.20	100	1967	1967	3	20	1,590	
2	0861	POOL GUNIT	0	100	0	0	560.00	SF	85.00	85.00	100	1967	1967	3	20	9,520	
3	0845	KOOL DECK	0	100	0	0	983.00	SF	7.25	7.25	100	1967	1967	3	20	1,425	

LAND DESCRIPTION

TOTAL OB/XF 12,535

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	SFR	100		RS-2	150.00	156.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS