LOT 4
BUENA VISTA PB 5/19

SILVA LUCINDA & CHRISTINA
2423 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0150-0004-0000

BUILDING CHARACTERISTICS

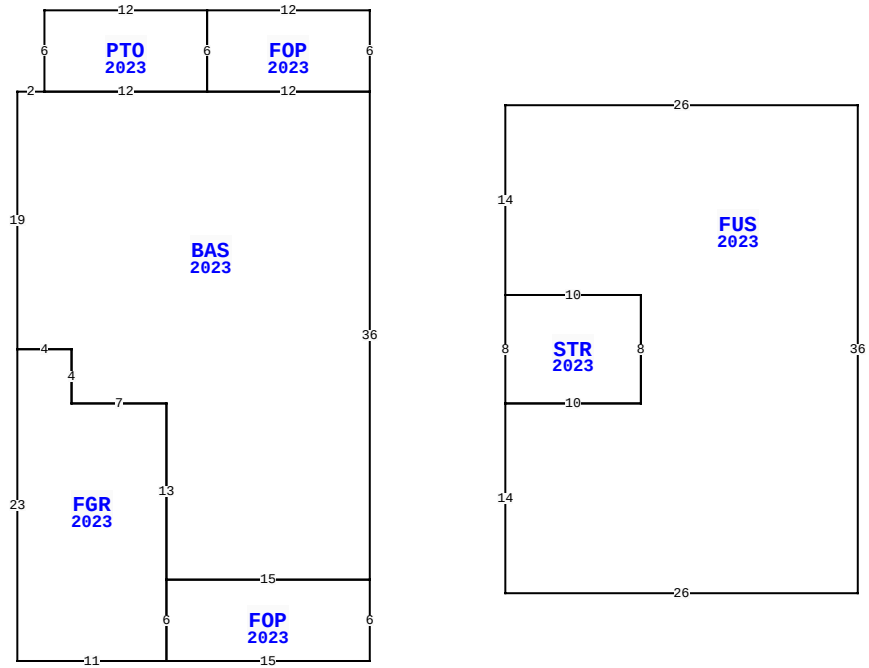
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	777	100	777	115,703
FGR	225	55	124	18,465
FOP	72	30	22	3,276
FOP	90	30	27	4,021
FUS	856	100	856	127,467
PTO	72	5	4	596
STR	80	10	8	1,191
TOTALS	2,172		1,818	270,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,818	125.4000	148.91	270,718	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 1633 HX Base Yr



2423 AMELIA RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	270,718
TOTAL MARKET OB/XF VALUE	5,928
TOTAL LAND VALUE - MARKET	87,060
TOTAL MARKET VALUE	363,706
SOH/AGL Deduction	33,950
ASSESSED VALUE	329,756
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	329,756
TOTAL JUST VALUE	363,706
NCON VALUE	276,646
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008239	NEW CONSTR	266,207	05/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/1222	1/26/2023	WD	Q	I	02	540,000
GRANTOR: MASON & MAGNOLIA LLC						
GRANTEE: SILVA LUCINDA & CHR						
2048/0690	5/25/2016	WD	Q	V	05	69,000
GRANTOR: FINE JENNIFER LYNN						
GRANTEE: MASON & MAGNOLIA LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,9] W12 W12 W2 S19 E4 S4 E7 S13 E15 N36 $
FOP=[YR=2023;ORIG=38,3] E12 S6 W12 N6 $
PTO=[YR=2023;ORIG=26,3] E12 S6 W12 N6 $
FGR=[YR=2023;ORIG=24,28] E4 S4 E7 S13 S6 W11 N23 $
FOP=[YR=2023;ORIG=35,45] E15 S6 W15 N6 $
FUS=[YR=2023;ORIG=86,10] W26 S14 E10 S8 W10 S14 E26 N36 $
STR=[YR=2023;ORIG=60,24] E10 S8 W10 N8 $
.

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	0810	CONCRETE A	1	0	0	0	912.00	SF	6.50	6.50	100	2023	2022		100	5,928	

LAND DESCRIPTION

TOTAL OB/XF 5,928

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	0		RS-2	72.00	100.00	72.55	FF		1.00	1.00	1.00	1,200.00	1,200.00	87,060							

REVIEW DATE 04/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 87,060 Market: 0 Agricultural: 0 Common: 87,060 PRINTED 08/02/2023 BY SYS