3-2N-28 LOT 2
L/E OR 1255/581
EX S-1 & S-2 & S-3 R583891

BOLDEN RUBEN L & SHIRLEY C L/E/
2948 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044A-0002-0000

BUILDING CHARACTERISTICS

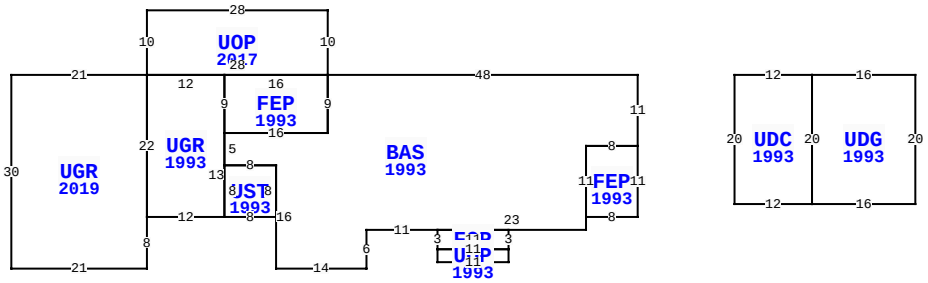
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,292	100	1,292	103,989
FEP	88	80	70	5,634
FEP	144	80	115	9,256
FOP	33	30	10	805
UDC	240	25	60	4,829
UDG	320	55	176	14,165
UGR	264	45	119	9,578
UGR	630	45	284	22,858
UOP	22	20	4	322
UOP	280	20	56	4,508
TOTALS	3,377		2,215	178,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,215	115.4440	104.19	230,781	1950	1960	0	0	0	22.75	77.25

1 SINGLE FAM – 100% - 1982 Heated Area: 1292 HX Base Yr 1982



** This building has 11 Sub-Areas

2948 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		178,278
TOTAL MARKET OB/XF VALUE		3,328
TOTAL LAND VALUE - MARKET		602,500
TOTAL MARKET VALUE		784,106
SOH/AGL Deduction		648,384
ASSESSED VALUE		135,722
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,722
TOTAL JUST VALUE		784,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903288	GARAGE	29,636	04/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1602/0576	7/28/2008	QC	U	I	07	100
GRANTOR: BOLDEN RUBIN L & SHIR						
GRANTEE: BOLDEN RUBIN L & SH						
1584/0289	9/08/2008	QC	U	I	01	100
GRANTOR: BOLDEN RUBEN L & SHIR						
GRANTEE: BOLDEN RUBIN L & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 UOP=[YR=2017] N10 W28 S10 UGR=[YR=2019] W21 S30 E21N8 UGR=[YR=1993] E12 UST=[YR=1993] E8N8 W8 S8 $ N13 FEP=[YR=1993] E16 N9 W16 S9 $ N9 W12 S22$ N22$ E28$ S9 W16 S5 E8 S16 E14 N6 E11 FOP=[YR=1993] S3 UOP=[YR=1993] S2 E11 N2 W11 $ E11 N3 W11 $ E23 N2 FEP=[YR=1993] E8 N11 W8 S11 $ N11 E8N11 $ PTR= E15 UDC=[YR=1993] E12 UDG=[YR=1993] E16 S20 W16 N20 $ S20 W12 N20 $ W15 $.

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	702.00	SF	5.20	5.20	100	1970	1970	3	22	803	
5	0810	CONCRETE A	0	100	0	0	468.00	SF	6.50	6.50	100	2002	2002	3	83	2,525	

LAND DESCRIPTION

TOTAL OB/XF 3,328

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		RS-2	0.00	0.00	2.41	AC		1.00	1.00	1.00	250,000.00	250,000.00	602,500							

REVIEW DATE 08/13/2019 BY DJ Total Acres: 2.41 Total Land Value: 602,500 Market: 0 Agricultural: 0 Common: 602,500 PRINTED 08/02/2023 BY SYS