

PT OF LOTS 60,61,78 & ABND
R/W IN OR 1941/1711
SUB OF SEC 4-2N-28E PBK 0/59 &

CARROLL FAMILY TRUST/CARROLL JUSTIN M TRUSTEE
2657 AMELIA RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0740-0060-0040



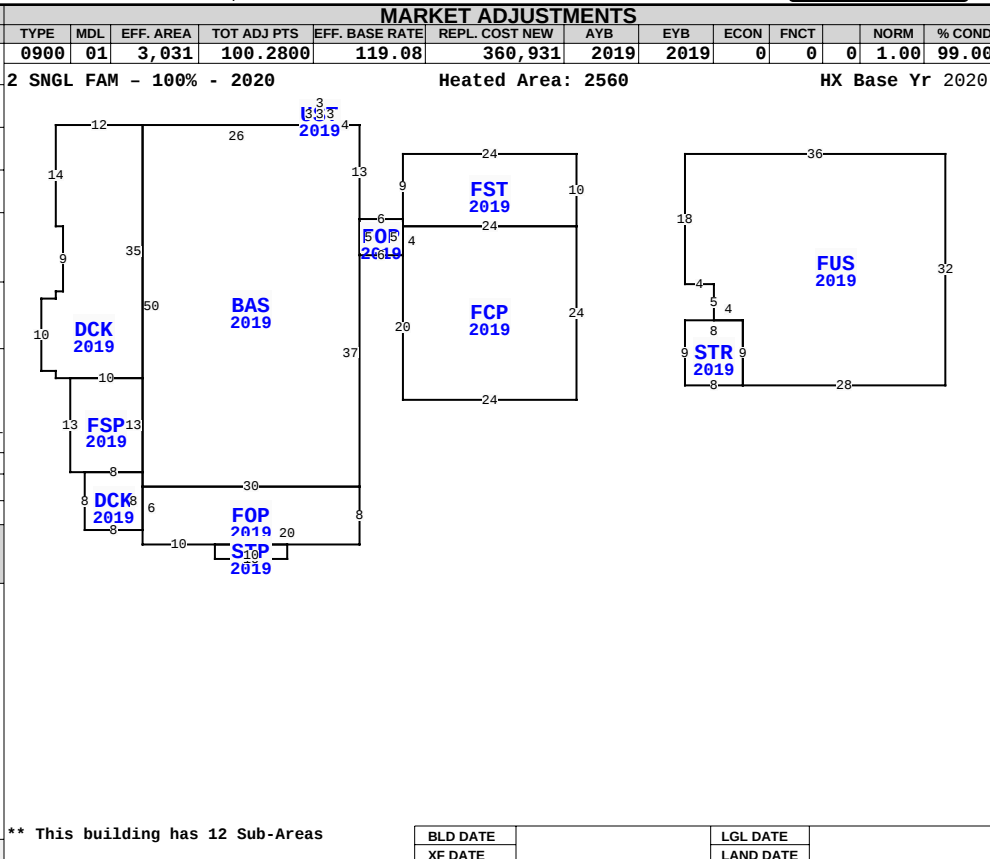
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	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	1,500	100	1,500	176,834
DCK	64	10	6	707
DCK	431	10	43	5,069
FCP	576	25	144	16,977
FOP	30	30	9	1,061
FOP	240	30	72	8,488
FSP	130	40	52	6,130
FST	240	55	132	15,562
FUS	1,060	100	1,060	124,963
STP	20	10	2	236
TOTALS	4,372		3,031	357,322

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0681	POLE SHED	0	100	0	1,082.00	SF	4.50	4.50
4	0940	SHEDS/PORT	0	100	24	18		20.10	20.10
5	0940	SHEDS/PORT	0	100	24	14		30.00	30.00
6	0350	CARPORT WD	0	100	32	23		13.00	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		RS-2	0.00	0.00	5.55



** This building has 12 Sub-Areas

2657 AMELIA RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1980	1980	3	20	974	
100	1985	1985	3	20	1,737	
100	1986	1986	3	20	2,016	
100	1990	1990	3	20	1,914	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,031	100.2800	119.08	360,931	2019	2019	0	0	1.00	99.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
D	VALUATION SUMMARY		
0	VALUATION BY	STANDARD	
0	Tax Group: 8	Tax Dist:	
	BUILDING MARKET VALUE		357,322
	TOTAL MARKET OB/XF VALUE		6,641
	TOTAL LAND VALUE - MARKET		693,750
	TOTAL MARKET VALUE		1,057,713
	SOH/AGL Deduction		568,970
	ASSESSED VALUE		488,743
	TOTAL EXEMPTION VALUE	HX HB	50,000
	BASE TAXABLE VALUE		438,743
	TOTAL JUST VALUE		1,057,713
	NCON VALUE		0
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE		845,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900455	CO ISSUED	0	01/15/2019
B1805790	DEMOLITION	1,200	06/07/2018
B1801356	NEW CONSTR	341,743	02/07/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2594/0977	10/05/2022	WD	U	I	11
GRANTOR: CARROLL KIMBERLY & JU					
GRANTEE: CAROLL FAMILY TRUST					
2299/1281	8/21/2019	FJ	U	I	11
GRANTOR: CLERK OF COURT					
GRANTEE: CARROLL KIMBERLY &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FST=[YR=2019] W24 S9 FOP=[YR=2019] W6 BAS=[YR=2019] N13 W4 UST=[YR=2019] N3W3S3 E3\$ W26 DCK=[YR=2019] W12 S14 E1 S9 W1 S1 W2 S10 E2 S1 E2 FSP=[YR=2019] S13 E2 DCK=[YR=2019] S8 E8 FOP=[YR=2019] S2E10 STP=[YR=2019] S2 E10 N2 W10\$ E20 N8 W30 S6\$ N8 W8\$ E8 N13 W10\$ E10 N35\$ S50 E30 N37\$ S5 E6 FCP=[YR=2019] S20 E24 N24 W24 S4\$ N5\$ S1 E24 N10\$ PTR=E15 FUS=[YR=2019] E36 S32 W28 STR=[YR=2019] W8 N9 E8 S9\$ N9 W4 N5 W4 N18\$ W15 \$.					