

PT OF LOT 62
IN OR 2041/966
SUB OF SEC 4 PB 0/59

HAMBURG COREY & MARY
2658 AMELIA RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0740-0062-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

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Quality 05 Quality Level 05

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	2,494	100	2,494	217,349
FDG	1,560	60	936	81,571
FOP	88	30	26	2,266
FOP	312	30	94	8,192
PTO	12	5	1	87
UOP	24	20	5	436
UOP	30	20	6	523
UOP	36	20	7	610
UOP	39	20	8	697

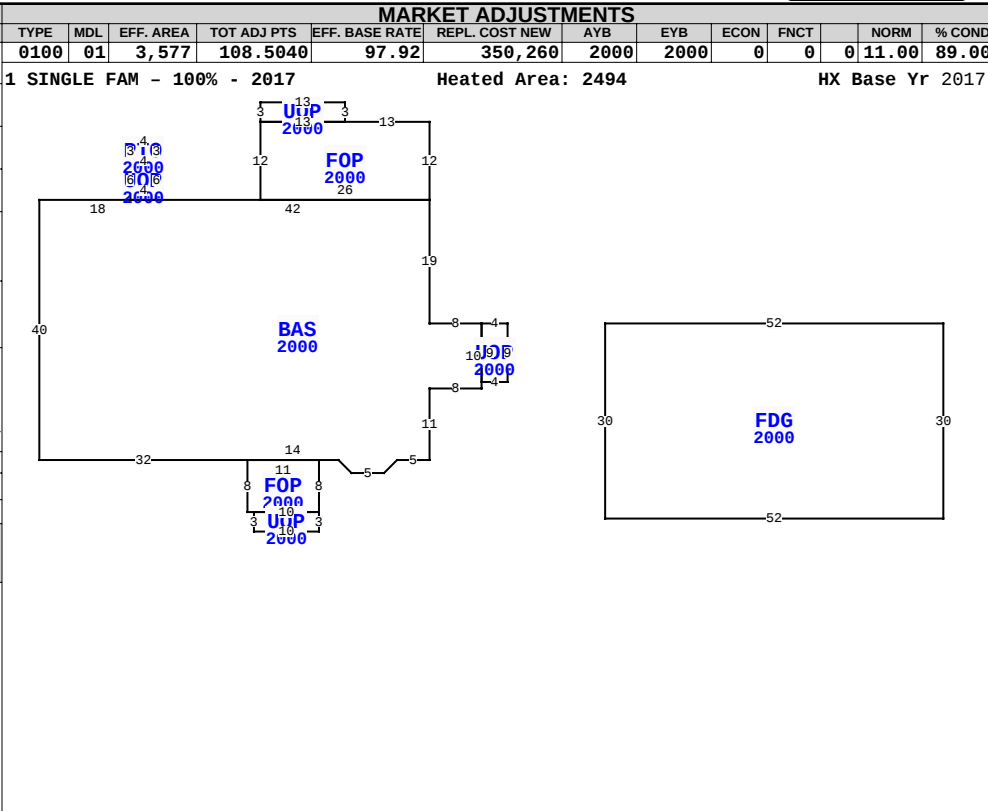
TOTALS 4,595 3,577 311,731

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	0812	CONCRETE C	0 100	0	0	5,337.00	SF	4.00	4.00	100	2000	2000	3	80	17,078	
2	0810	CONCRETE A	0 100	0	0	203.00	SF	6.50	6.50	100	2000	2000	3	80	1,056	
3	0810	CONCRETE A	0 100	18	18	324.00	SF	6.50	6.50	100	2000	2000	3	80	1,685	
4	0810	CONCRETE A	0 100	6	4	24.00	SF	6.50	6.50	100	2000	2000	3	80	125	

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	000115	C	SFR ACRES	100		RS-2	110.00	397.00	1.02	AC		1.00	1.00	1.00	250,000.00	250,000.00	255,000							



2658 AMELIA RD, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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TOTAL OB/XF 19,944

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1	000115	C	SFR ACRES	100		RS-2	110.00	397.00	1.02	AC		1.00	1.00	1.00	250,000.00	250,000.00	255,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		311,731
TOTAL MARKET OB/XF VALUE		19,944
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		586,675
SOH/AGL Deduction		299,143
ASSESSED VALUE		287,532
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		237,532
TOTAL JUST VALUE		586,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,998

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906486	NEW CONSTR	108,472	10/01/1999
B9906487	GARAGE	54,750	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2041/0966	3/28/2016	SW	U	I	12	289,800

GRANTOR: SABR MORTGAGE LOAN 20

GRANTEE: HAMBURG COREY & MAR

2005/1620 9/29/2015 CT U I 18 100

GRANTOR: CLERK OF COURT

GRANTEE: SABR MORTGAGE LOAN

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W4 BAS=[YR=2000] W8 N19 FOP=[YR=2000] N12 W13 UOP=[YR=2000] N3 W13 S3 E13 \$ W13 S12 E26 \$ W42 UOP=[YR=2000] N6 PTO=[YR=2000] N3 W4 S3 E4 \$ W4 S6 E4 \$ W18 S40 E32 FOP=[YR=2000] S8 E1 UOP=[YR=2000] S3 E10 N3 W10 \$ E10 N8 W11 \$ E14 D2 R2 E5 U2 R2 E5 N11 E8 N10 \$ S9 E4 N9\$ PTR= E15 FDG=[YR=2000] E52 S30 W52 N30 \$ W15 \$.