



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	2. 2. 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
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NEIGHBORHOOD/LOC	2021.00	
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,445	100	1,445	143,018
FUS	697	100	697	68,984
UOP	40	20	8	792
UOP	250	20	50	4,949
UOP	300	20	60	5,938
USP	200	30	60	5,938

TOTALS	2,932		2,320	229,620
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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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
4	0812	CONCRETE C	0 100	0	0	1,649.00	SF	4.00	4.00	100	2003	2003	3	84	5,541	
5	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	2003	2003	3	22	792	
6	1242	WD DECK A	0 100	0	0	48.00	SF	10.00	10.00	100	1975	1975	3	20	96	

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	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	0.80	250,000.00	200,000.00	200,000							

MARKET ADJUSTMENTS														HEATED AREA: 2142		HX Base Yr 2019	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND					
0900	01	2,320	102.9000	122.19	283,481	1975	1975		0	0	19.00	81.00					
1 SNGL FAM - 100% - 2019																	

2711 AMELIA RD, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
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6	1242	WD DECK A	0 100	0	0	48.00	SF	10.00	10.00	100	1975	1975	3	20	96	

TOTAL OB/XF 8,144

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	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	0.80	250,000.00	200,000.00	200,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		229,620
TOTAL MARKET OB/XF VALUE		8,144
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		437,764
SOH/AGL Deduction		217,920
ASSESSED VALUE		219,844
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		169,844
TOTAL JUST VALUE		437,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311697	XFOB	4,200	09/01/2003
R991868	REPAIR/RRF	0	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/0364	7/25/2018	PR	U	I	19	100

GRANTOR: DREW JOHN M PR OF DRE						
GRANTEE: HOWARD JULIE W						
0187/0586	1/01/1975	WD	Q	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W21 S20W2 S41 UOP=[YR=1993] S10 E25
UOP=[YR=1993] E10 N30 USP=[YR=2012] N20 W10 S20 E10\$ W10 S30\$
N10 W25\$ E25 N41 W2 N20\$ PTR= E20 FUS=[YR=1993] E17 S41W4
UOP=[YR=1993] S4 W10 N4 E10\$ W13 N41 \$ W20\$.