PT OF LOT 79 AKA LOT A
SUB PT OF SEC 4 PB 0/59 & PT
OF LOT 30 OCEAN BREEZE FARMS

TRUST NO.2885NOB/ROSENBERG EVAN T TRUSTEE
2795 PEACHTREE RD NE #2602
ATLANTA, GA 30305

2023

00-00-30-0740-0079-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

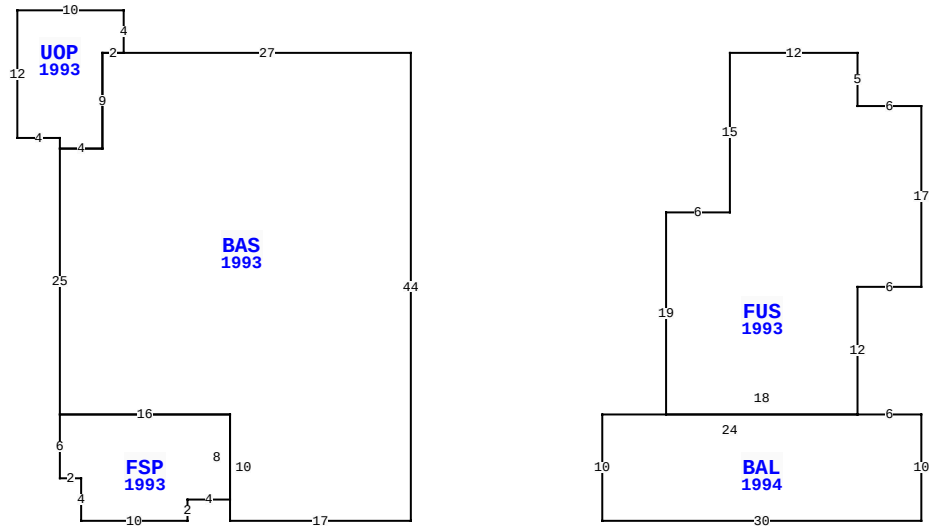
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 80
Interior Wall	03	PLASTER 20
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	300	15	45	2,558
BAS	1,256	100	1,256	71,392
FSP	144	40	58	3,297
FUS	624	100	624	35,469
UOP	108	20	22	1,250
TOTALS	2,432		2,005	113,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,005	82.4180	74.38	149,132	1927	1984	0	0	0	23.58	76.42

1 SINGLE FAM – 0% - 0 Heated Area: 1880 HX Base Yr



2885 AMELIA RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	113,967
TOTAL MARKET OB/XF VALUE	9,175
TOTAL LAND VALUE - MARKET	540,000
TOTAL MARKET VALUE	663,142
SOH/AGL Deduction	328,231
ASSESSED VALUE	334,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,911
TOTAL JUST VALUE	663,142
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	443,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/1825	2/22/2022	FJ	U	I	11	0
GRANTOR: ROSENBERG NANCY L EST						
GRANTEE: ROSENBERG LEMAN L						
2480/0787	4/30/2021	WD	U	I	11	100
GRANTOR: ROSENBERG LEMAN L						
GRANTEE: TRUST NO.2885NOB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 UOP=[YR=1993] N4 W10 S12 E4 S1 E4 N9 E2 $ W2 S9 W4 S25 FSP=[YR=1993] S6 E2 S4 E10 N2 E4 N8 W16 $ E16 S10 E17 N44 $ PTR= E30 FUS=[YR=1993] E12 S5 E6 S17 W6 S12 BAL=[YR=1994] E6 S10 W30 N10 E24 $ W18 N19 E6 N15 $ W30 $.

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	0511	GARAGE CB-	0	0	20	20	400.00	SF	40.00	40.00	100	1934	1934	3	20	3,200	
3	0510	GARAGE WD-	0	0	19	23	437.00	SF	28.00	28.00	100	1945	1945	3	20	2,447	
5	0825	BRICK	0	0	14	11	154.00	SF	12.50	12.50	100	1960	1960	3	39.8	766	
6	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	1960	1960	3	20	104	
7	0803	ASPHALT C	0	0	0	0	1,500.00	SF	1.40	1.40	100	2005	2005	3	58	1,218	
8	0200	BARN WD 0-	0	0	18	20	360.00	SF	20.00	20.00	100	1940	1940	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 9,175

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	000115	C	SFR ACRES	0		RS-2	0.00	0.00	0.76	AC		1.00	1.00	1.00	250,000.00	250,000.00	190,000							
2	000115	C	SFR ACRES	0			0.00	0.00	1.40	AC		1.00	1.00	1.00	250,000.00	250,000.00	350,000							

REVIEW DATE 12/20/2017 BY DJ Total Acres: 2.16 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 08/02/2023 BY SYS