PT OF LOT 79 A/K/A LOT E
IN OR 2582/1277
SUB PT SECT 4 PB 0/59

WATSON JOHN P
2943 AMELIA RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0740-0079-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 80
Interior Floo	05	ASPH TILE 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

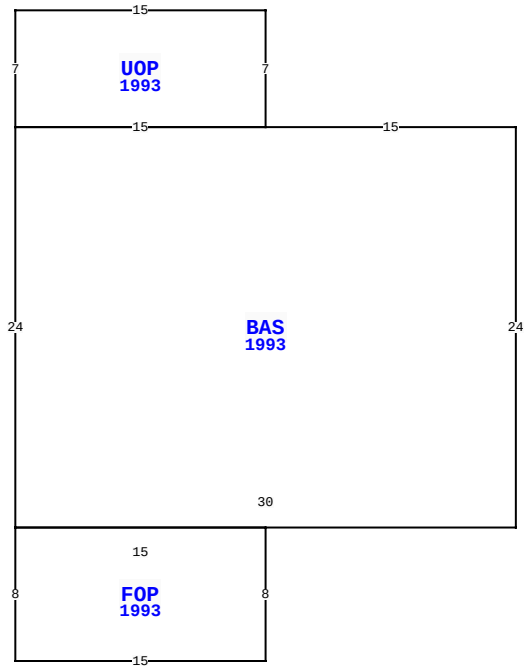
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	10,200
FOP	120	30	36	510
UOP	105	20	21	297
TOTALS	945		777	11,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
0100	01	777	78.4800	70.83	55,035	1950	1950	0	0	50	36.50	20.00

1 SINGLE FAM – 0% - 2023 Heated Area: 720 HX Base Yr



2825 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	11,007
TOTAL MARKET OB/XF VALUE	2,352
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	98,359
SOH/AGL Deduction	0
ASSESSED VALUE	98,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,359
TOTAL JUST VALUE	98,359
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226216	DEMO GAR	500	07/01/2012
B24129	XFOB	6,186	11/01/2010
7582	REPAIR/RRF	1,500	10/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/1277	8/05/2022	WD	Q	I	01	110,000
GRANTOR: NETTLES THERESA B						
GRANTEE: WATSON JOHN P						
2521/0173	11/29/2021	QC	U	I	11	100
GRANTOR: MCLEOD JAYNE W						
GRANTEE: NETTLES THERESA B						

BUILDING NOTES

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	0940	SHEDS/PORT	0	0	6	18	108.00	SF	30.00	30.00	100	1986	1986	3	20	648	
4	0940	SHEDS/PORT	0	0	16	10	160.00	SF	21.30	21.30	100	2010	2010	3	50	1,704	

BUILDING DIMENSIONS

BAS=[YR=1993] W15 UOP=[YR=1993] N7 W15 S7 E15 $ W15 S24
FOP=[YR=1993] S8 E15 N8 W15 $ E30 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,352

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	000100	C	SFR	0			72.00	112.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/30/2017 BY DJX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS