

4-2N-28 S-7 PT LOT 80
IN OR 1605/1000
SUB OF SEC 4 PB 0/59

HAMILTON RUSSELL W & NELLA FAYE
2826 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0740-0080-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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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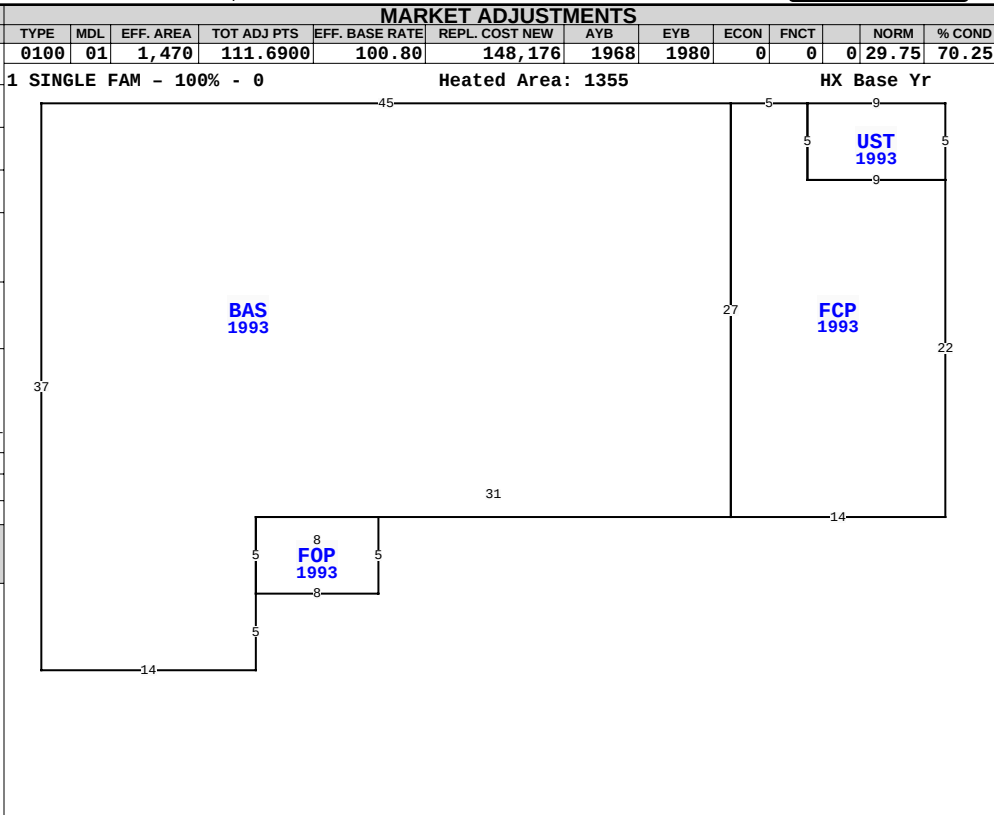
NEIGHBORHOOD/LOC	2021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,355	100	1,355	95,950
FCP	333	25	83	5,877
FOP	40	30	12	850
UST	45	45	20	1,416

TOTALS	1,773	1,470	104,094
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	
2	0812	CONCRETE C	0	100	0	0	1,349.00	SF	4.00	4.00	
3	0940	SHEDS/PORT	0	100	10	13	130.00	SF	30.00	30.00	
4	0681	POLE SHED	0	100	8	12	96.00	SF	15.00	15.00	
5	0940	SHEDS/PORT	0	100	15	17	255.00	SF	18.30	18.30	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			90.00	150.00	1.00	LT	



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1980	1980	3	35	683	
100	1985	1985	3	49.5	2,671	
100	1994	1994	3	20	780	
100	2007	2007	3	52	749	
100	2003	2003	3	22	1,027	

TOTAL OB/XF											
5,910											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											8

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		104,094
TOTAL MARKET OB/XF VALUE		5,910
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		195,004
SOH/AGL Deduction		117,730
ASSESSED VALUE		77,274
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		27,274
TOTAL JUST VALUE		195,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1605/1000	2/09/2009	QC	U	I	11	100	
GRANTOR: HAMILTON RUSSELL W &							
GRANTEE: HAMILTON RUSSELL W							
1080/1102	9/11/2002	QC	U	I	18	100	
GRANTOR: HAMILTON RUSSELL W &							
GRANTEE: HAMILTON RUSSELL W							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W45 S37 E14 N5 FOP=[YR=1993] E8 N5 W8S5\$ N5 E31											
FCP=[YR=1993] E14 N22 UST=[YR=1993] N5 W9 S5E9\$ W9 N5 W5 S27											
\$ N27\$.											