

PT OF LOT 47
IN OR 2486/1151
EX RW IN OR 83/238 & 84/136

JACS AMELIA LLC
96082 PARK PL
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0047-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	08 SHT VINYL 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
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
NEIGHBORHOOD/LOC	2001.00		

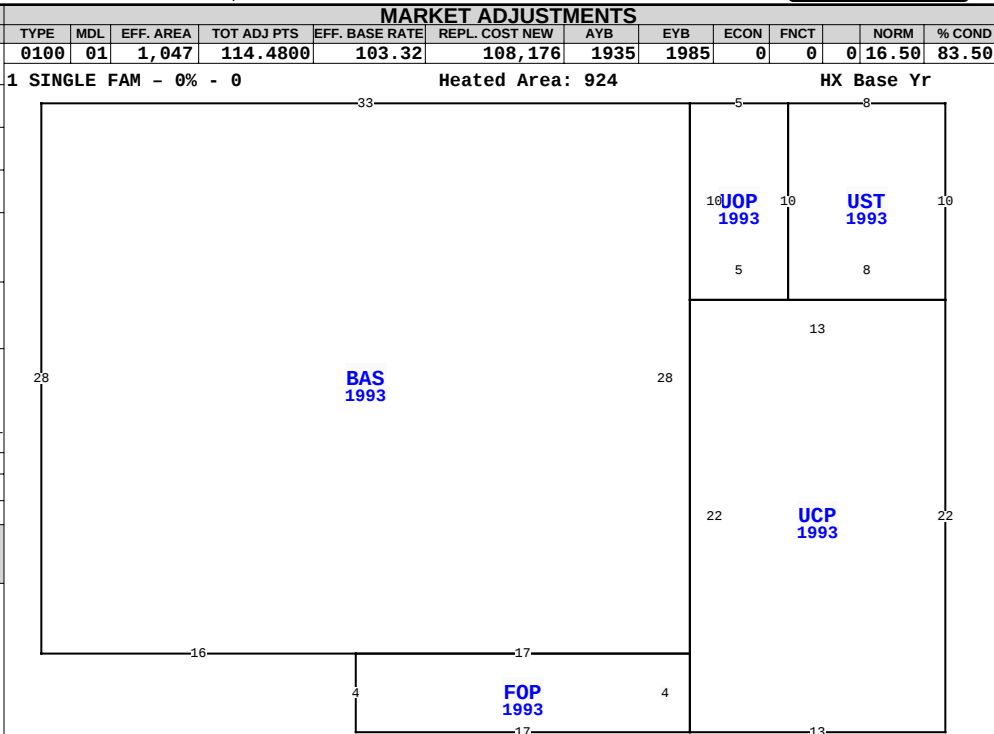
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	79,716
FOP	68	30	20	1,725
UCP	286	20	57	4,917
UOP	50	20	10	863
UST	80	45	36	3,106

TOTALS	1,408	1,047	90,327
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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
1	0810	CONCRETE A	0	0	0	360.00	SF	6.50	6.50	100	1990

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001070	C	COMM MISC	0		CG	170.00	83.00	14,144.00	SF	1.00

REVIEW DATE 04/29/2020 BY DJA



2124 AMELIA RD, FERNANDINA BEACH

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

TOTAL OB/XF											1,451	
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	LA
D	ZONE			LND	TYPE	T	TH	COND	ADJ	PRICE	UNIT	VA
	CG	170.00	83.00	14,144.00	SF		1.00	1.00	1.00	12.50	12.50	1
								</				

Total Acres: 0.00 Total Land Value: 176,800 Market: 0 Agricultural: 0 Common: 176,800

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		90,327	
TOTAL MARKET OB/XF VALUE		1,451	
TOTAL LAND VALUE - MARKET		176,800	
TOTAL MARKET VALUE		268,578	
SOH/AGL Deduction		0	
ASSESSED VALUE		268,578	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		268,578	
TOTAL JUST VALUE		268,578	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		278,745	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15052	MECH OTHER	0	02/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2486/1151	8/10/2021	WD	Q	I	01
GRANTOR: GRIFFIN DIANE ADAMS					SALE PRICE
GRANTEE: JACS AMELIA LLC					300,000
0617/0555	1/17/1991	PR	U	I	06
GRANTOR: GRIFFIN DIANE A P/R					100
GRANTEE: GRIFFIN DIANE A					

BUILDING NOTES											

BUILDING DIMENSIONS											
UST=[YR=1993] W8 UOP=[YR=1993] W5 BAS=[YR=1993] W33 S28 E16 FOP=[YR=1993] S4 E17 UCP=[YR=1993] E13 N22 W13 S22\$ N4 W17\$ E17 N28\$ S10 E5 N10\$ S10 E8 N10\$.											