

S-38 OF LOTS 80 & 81
SUB PT OF SEC 4 PB 0/59
IN OR 922/1251

OLIVER PAUL EUGENE
2850 AMELIA RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0050-000A-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	142,042
FOP	108	30	32	3,362
TOTALS	1,460		1,384	145,404

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	1975
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1973
3	0751	UOP	0 100	16	12	192.00	SF	10.00	10.00	100	1998
4	0681	POLE SHED	0 100	22	12	264.00	SF	15.00	15.00	100	1987
5	0810	CONCRETE A	0 100	21	4	84.00	SF	6.50	6.50	100	1973
6	0811	CONCRETE B	0 100	0	0	1,074.00	SF	5.20	5.20	100	1993

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	000100	C	SFR	100		RSF	2101.00	150.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,384	112.4240	140.53	194,494	1973	1982	0	0	25.24	74.76
1 SNGL FAM - 100% - 1997											
Heated Area: 1352											
HX Base Yr 1997											
26											
BAS 1993											
25											
4											
FOP 1993											
27											

2850 AMELIA RD, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/14/2024 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
145,404											
TOTAL MARKET OB/XF VALUE											
7,380											
TOTAL LAND VALUE - MARKET											
120,000											
TOTAL MARKET VALUE											
272,784											
SOH/AGL Deduction											
179,474											
ASSESSED VALUE											
93,310											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
43,310											
TOTAL JUST VALUE											
272,784											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
246,566											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7829	CHNGE SRVC	0	11/21/1991
4023	H/AC	3,200	11/21/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0922/1251	3/03/2000	WD	U	I	01	100	
GRANTOR:OLIVER APRIL MARIE							
GRANTEE:OLIVER PAUL EUGENE							
0773/1981	10/15/1996	WD	Q	I		70,000	
GRANTOR:WALL JOHN W & DONNA L							
GRANTEE:OLIVER PAUL E & APR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W52 S26 E25 FOP=[YR=1993] S4 E27 N4 W27\$ E27 N26\$.											