LOT 4
BUENA VISTA PB 5/19

SILVA LUCINDA & CHRISTINA
2423 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0150-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

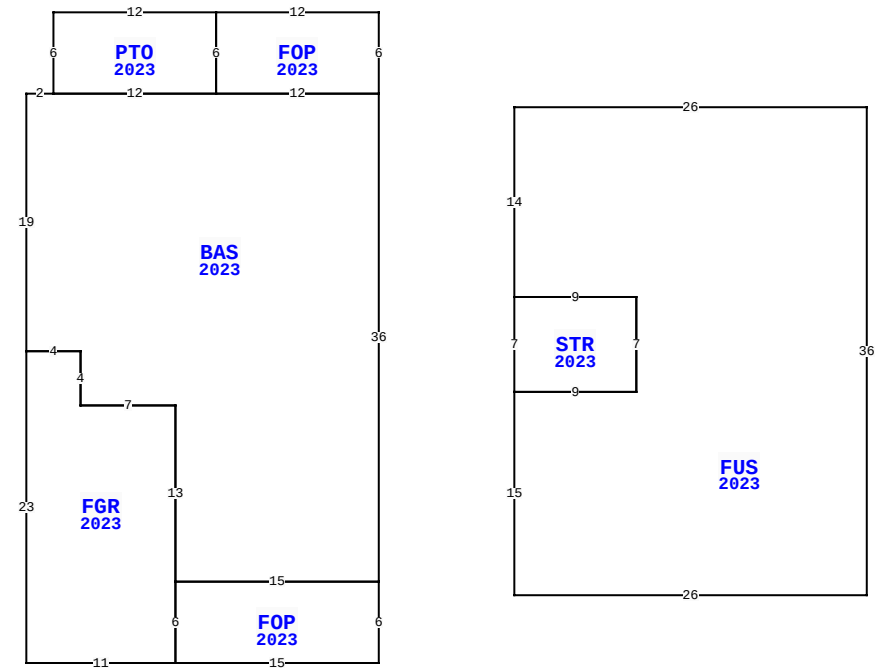
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
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	777	100	777	121,795
FGR	225	55	124	19,437
FOP	72	30	22	3,449
FOP	90	30	27	4,232
FUS	873	100	873	136,843
PTO	72	5	4	627
STR	63	10	6	941
TOTALS	2,172		1,833	287,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,833	125.4000	156.75	287,323	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1650 HX Base Yr 2024



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	03/14/2024 MLU
AG DATE	

2423 AMELIA RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		287,323
TOTAL MARKET OB/XF VALUE		5,928
TOTAL LAND VALUE - MARKET		116,080
TOTAL MARKET VALUE		409,331
SOH/AGL Deduction		78,495
ASSESSED VALUE		330,836
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,836
TOTAL JUST VALUE		409,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220008239			12/16/2022
22008239	NEW CONSTR	266,207	05/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/1222	1/26/2023	WD	Q	I	02	540,000
GRANTOR: MASON & MAGNOLIA LLC						
GRANTEE: SILVA LUCINDA & CHR						
2048/0690	5/25/2016	WD	Q	V	05	69,000
GRANTOR: FINE JENNIFER LYNN						
GRANTEE: MASON & MAGNOLIA LL						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=86,10] W26 S14 E9 S7 W9 S15 E26 N36 $
BAS=[YR=2023;ORIG=50,9] W12 W12 W2 S19 E4 S4 E7 S13 E15 N36 $
FGR=[YR=2023;ORIG=24,28] E4 S4 E7 S13 S6 W11 N23 $
FOP=[YR=2023;ORIG=35,45] E15 S6 W15 N6 $
STR=[YR=2023;ORIG=60,24] E9 S7 W9 N7 $
FOP=[YR=2023;ORIG=38,3] E12 S6 W12 N6 $
PTO=[YR=2023;ORIG=26,3] E12 S6 W12 N6 $
.

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	0810	CONCRETE A	1	100	0	0	912.00	SF	6.50	6.50	100	2023	2022		100	5,928	

LAND DESCRIPTION

TOTAL OB/XF 5,928

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	100		RSF-2	72.00	100.00	72.55	FF		1.00	1.00	1.00	1,600.00	1,600.00	116,080							

REVIEW DATE 04/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 116,080 Market: 0 Agricultural: 0 Common: 116,080 PRINTED 08/06/2024 BY SYS