

FOUNTAIN GREGORY R & THERESA ANN
2248 AMELIA ROAD
FERNANDINA BEACH, FL 32034

00-00-30-0170-0006-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																	
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																			
Exterior Wall		17	CB STUCCO 100		0100	01	1,918	108.7800	103.34	198,206	1943	1985	0	0	0	19.00	81.00	VALUATION BY																																			
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2009													Heated Area: 1519													HX Base Yr 2009										STANDARD												
Roof Cover		03	COMP SHNGL 100																												Tax Group: 8													Tax Dist:									
Interior Wall		03	PLASTER 100																												BUILDING MARKET VALUE													160,547									
Interior Floor		12	HARDWOOD 100																												TOTAL MARKET OB/XF VALUE													10,798									
Air Condition		03	CENTRAL 100																												TOTAL LAND VALUE - MARKET													184,000									
Heating Type		04	AIR DUCTED 100																												TOTAL MARKET VALUE													355,345									
Bedrooms			3 100																												SOH/AGL Deduction													208,087									
Bathrooms			1 100																												ASSESSED VALUE													147,258									
Frame		02	WOOD FRAME 100																												TOTAL EXEMPTION VALUE													HX HB 50,000									
Stories		1.	1. 100																												BASE TAXABLE VALUE													97,258									
Units			0 100																												TOTAL JUST VALUE													355,345									
BUD8 Adjustme		05	DIST 1A 100																												NCON VALUE													0									
Occupancy		00	NONE 100																												INCOME VALUE																						
																															PREVIOUS YEAR MKT VALUE													302,472									
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		1,519	100	1,519	127,148																																																
FEP		140	80	112	9,375																																																
FGR		504	55	277	23,186																																																
FOP		32	30	10	837																																																
TOTALS		2,195		1,918	160,547																																																
EXTRA FEATURES		2248 AMELIA RD, FERNANDINA BEACH																																																			
BLD DATE																																																					
XF DATE																																																					
INC DATE																																																					
LGL DATE																																																					
LAND DATE																				03/14/2024																																	
AG DATE																				MLU																																	
L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1943	1943	3	20	700																																						
2	0511	GARAGE CB-	0 100	24	12	288.00	SF	40.00	40.00	100	1943	1943	3	20	2,304																																						
3	0810	CONCRETE A	0 100	0	0	588.00	SF	6.50	6.50	100	2005	2005	3	86	3,287																																						
4	0810	CONCRETE A	0 100	0	0	220.00	SF	6.50	6.50	100	1997	1997	3	73	1,044																																						
5	0350	CARPORT WD	0 100	33	16	528.00	SF	13.00	13.00	100	1997	1997	3	20	1,373																																						
6	0803	ASPHALT C	0 100	0	0	1,760.00	SF	1.00	1.00	100	1997	1997	3	50	880																																						
7	0940	SHEDS/PORT	0 100	14	12	168.00	SF	30.00	30.00	100	2005	2005	3	24	1,210																																						
LAND DESCRIPTION										TOTAL OB/XF										10,798																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RM	115.00	175.00	115.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	184,000																																				
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