LOT 1 IN OR 1021/112
GLYNDON ESTATES PB 5/366

THOMAS WALTER F & PAMELA S
3008 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0262-0001-0000

BUILDING CHARACTERISTICS

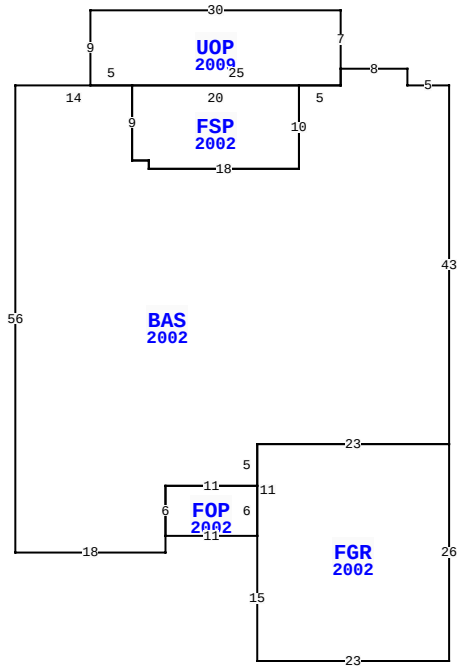
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,343	100	2,343	291,261
FGR	598	55	329	40,898
FOP	66	30	20	2,486
FSP	198	40	79	9,820
UOP	270	20	54	6,713
TOTALS	3,475		2,825	351,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,825	118.0368	147.55	416,829	2002	2002	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2003 Heated Area: 2343 HX Base Yr 2003



3008 AMELIA RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		351,178
TOTAL MARKET OB/XF VALUE		28,348
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		499,526
SOH/AGL Deduction		255,728
ASSESSED VALUE		243,798
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,798
TOTAL JUST VALUE		499,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23359	XFOB	4,000	03/01/2010
B23094	ADDITION	38,880	12/01/2009
B22895	XFOB	5,848	09/01/2009
B0209332	NEW CONSTR	180,000	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1021/0112	11/26/2001	WD	Q	V		48,500
GRANTOR: OSBOURNE GEORGE D JR						
GRANTEE: THOMAS WALTER F & P						
0968/1642	1/31/2001	WD	U	V	19	33,000
GRANTOR: WAAS BERNICE F						
GRANTEE: OSBOURNE GEORGE D J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W5 N2 W8 UOP=[YR=2009] N7 W30 S9 E5
FSP=[YR=2002] S9 E2 S1 E18 N10 W20$ E25 N2$ S2 W5 S10 W18 N1
W2 N9 W14 S56 E18N2 FOP=[YR=2002] E11 FGR=[YR=2002] S15 E23
N26 W23 S11 $ N6 W11 S6 $ N6 E11 N5 E23 N43 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	3,043.00	SF	4.00	4.00	100	2002	2002	3	82	9,981	
3	0810	CONCRETE A	0	100	0	0	151.00	SF	6.50	6.50	100	2002	2002	3	82	805	
4	0825	BRICK	0	100	0	0	32.00	SF	12.50	12.50	100	2002	2002	3	95	380	
5	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2002	2002	3	20	576	
6	0861	POOL GUNIT	0	100	0	0	333.00	SF	85.00	85.00	100	2002	2002	3	29	8,208	
7	0845	KOOL DECK	0	100	0	0	669.00	SF	7.25	7.25	100	2002	2002	3	82	3,977	
8	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2002	2002	3	82	96	
9	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2002	2002	3	82	48	
10	0681	POLE SHED	0	100	22	12	264.00	SF	15.00	15.00	100	2003	2003	3	32	1,267	

TOTAL OB/XF 28,348

LAND DESCRIPTION

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS