



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

--	--	--

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
---------	--	----------	----

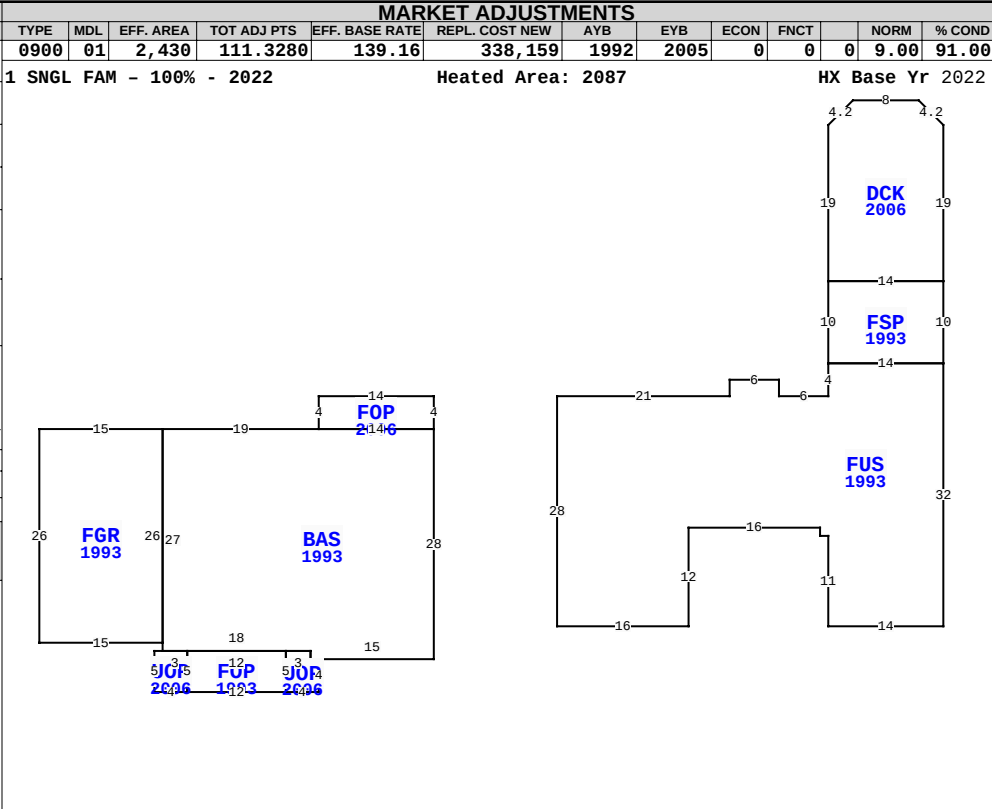
NEIGHBORHOOD/LOC	2021.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	906	100	906	114,732
DCK	299	10	30	3,799
FGR	390	55	214	27,100
FOP	60	30	18	2,280
FOP	56	30	17	2,153
FSP	140	40	56	7,092
FUS	1,181	100	1,181	149,557
UOP	19	20	4	507
UOP	20	20	4	507

TOTALS	3,071		2,430	307,725
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	672.00	SF	5.20
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	1076	TRELLIS A	0	100	15	18	270.00	SF	7.50
4	0810	CONCRETE A	0	100	13	9	117.00	SF	6.50
5	0810	CONCRETE A	0	100	0	0	184.00	SF	6.50
6	1242	WD DECK A	0	100	0	0	788.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.08



2945 AMELIA RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0811	CONCRETE B	0	100	0	0	672.00	SF	5.20	5.20	100	1992	1992	3	64	2,236	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	72	1,440	
3	1076	TRELLIS A	0	100	15	18	270.00	SF	7.50	7.50	100	2003	2003	3	32	648	
4	0810	CONCRETE A	0	100	13	9	117.00	SF	6.50	6.50	100	2003	2003	3	83	631	
5	0810	CONCRETE A	0	100	0	0	184.00	SF	6.50	6.50	100	2003	2003	3	83	993	
6	1242	WD DECK A	0	100	0	0	788.00	SF	10.00	10.00	100	1995	1995	3	20	1,576	

TOTAL OB/XF													7,524		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
RSF-2	0.00	0.00	1.08	AC		1.00	1.00	1.00	300,000.00	300,000.00	324,000				

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										307,725	
TOTAL MARKET OB/XF VALUE										7,524	
TOTAL LAND VALUE - MARKET										324,000	
TOTAL MARKET VALUE										639,249	
SOH/AGL Deduction										228,344	
ASSESSED VALUE										410,905	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										360,905	
TOTAL JUST VALUE										639,249	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										571,675	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11232	MECH OTHER	0	03/01/2006
E16848	ELEC OTHER	2,000	02/01/2006
P10700	OTHER	0	02/01/2006
C16877	CO ISSUED	2,000,000	01/01/2006
R08756	REPAIR/RRF	4,600	01/01/2006
B16877	NEW CONSTR	2,000,000	01/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2444/1701	3/22/2021	WD	Q	I	01	435,000			
GRANTOR: CROTTS LILLIAN M									
GRANTEE: OWENS TODD M & DANA									
1963/0159	2/04/2015	WD	U	V	37	1,000			
GRANTOR: KIEFERNDORF HERBERT &									
GRANTEE: CROTTS LILLIAN M									

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2006] W14 S4 BAS=[YR=1993] W19 FGR=[YR=1993] W15 S26 E15 N26 \$ S27 UOP=[YR=2006] W1 S5 E4 FOP=[YR=1993] E12 UOP=[YR=2006] E4 N4 W1 N1 W3 S5 \$ N5 W12 S5 \$ N5 W3 \$ E18 S1 E15 N28 W14 \$ E14 N4 \$ PTR=E15 FUS=[YR=1993] E21 N2 E6 S2 E6 N4 FSP=[YR=1993] N10 DCK=[YR=2006] N19 R3 U3 E8 R3 D3 S19 W14 \$ E14 S10 W14 \$ E14 S32 W14 N11 W1 N1 W16 S12 W16 N28 \$ W15 \$.									