



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2123.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,117	100	2,117	378,621
FGR	713	55	392	70,109
FOP	126	30	38	6,796
FOP	210	30	63	11,268
TOTALS	3,166		2,610	466,793

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,610	124.2000	186.30	486,243	2015	2015	0	0	4.00	96.00
1 SFR CUST - 100% - 2020 Heated Area: 2117 HX Base Yr 2020											
3024 AMELIA RD, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		466,793	
TOTAL MARKET OB/XF VALUE		39,387	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		666,180	
SOH/AGL Deduction		287,622	
ASSESSED VALUE		378,558	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		328,558	
TOTAL JUST VALUE		666,180	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		600,760	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004626	SWIM POOL	37,700	05/29/2020
B1530217	CO ISSUED	0	10/06/2015
B1530217	NEW CONSTR	278,453	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2275/0160	5/15/2019	WD	Q	I	01	431,800
GRANTOR: FORTNEY DAVID WILLIAM						
GRANTEE: KATRAS GEORGE & DON						
2007/0706	10/05/2015	WD	Q	I	02	354,900
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: FORTNEY DAVID WILLI						

EXTRA FEATURES														
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
1	0855	CONC PAVER	0 100	0	0	1,065.00	SF	7.00	7.00	100	2015	2015	3	95
2	0855	CONC PAVER	0 100	0	0	66.00	SF	7.00	7.00	100	2015	2015	3	95
3	0810	CONCRETE A	0 100	0	0	210.00	SF	6.50	6.50	100	2015	2015	3	95
4	0861	POOL GUNIT	0 100	0	0	240.00	SF	85.00	85.00	100	2020	2020	3	93
5	0857	SANDSTONE/	0 100	0	0	360.00	SF	16.00	16.00	100	2020	2020	3	100
6	0476	VF 6 SBPL	0 100	0	0	190.00	LF	32.00	32.00	100	2020	2020	3	96

LAND DESCRIPTION					TOTAL OB/XF										39,387									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							
REVIEW DATE		11/05/2020		BY RK		Total Acres: 0.00		Total Land Value: 160,000		Market: 0		Agricultural: 0		Common: 160,000		PRINTED 08/06/2024 BY SYS								