LOT 4
IN OR 2075/895
ESMT OR 1570/1461

AMADOR FRANK N &/JEREZ MARIA E
530 PINE RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0520-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

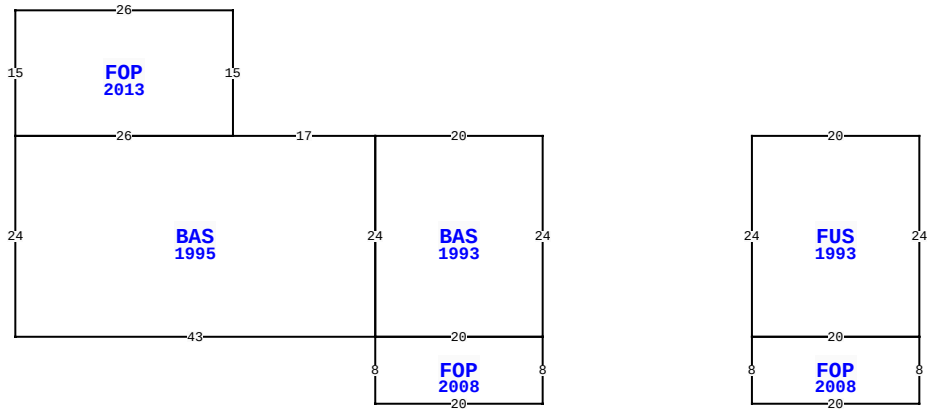
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	480	100	480	44,222
BAS	1,032	100	1,032	95,077
FOP	160	30	48	4,422
FOP	160	30	48	4,422
FOP	390	30	117	10,779
FUS	480	100	480	44,222
TOTALS	2,702		2,205	203,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,205	106.8200	133.52	294,412	1961	1961	0	0	0	31.00	69.00

1 DUPLEX – 0% - 0 Heated Area: 1992 HX Base Yr



530 PINE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	203,144
TOTAL MARKET OB/XF VALUE	18,152
TOTAL LAND VALUE - MARKET	129,600
TOTAL MARKET VALUE	350,896
SOH/AGL Deduction	66,717
ASSESSED VALUE	284,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,179
TOTAL JUST VALUE	350,896
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502166	REPAIR/RRF	35,280	08/01/1995
B9502093	DEMOLITION	5,000	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2075/0895	9/28/2016	WD	Q	I	01	250,000
GRANTOR: AMADOR ALEXANDRA M						
GRANTEE: AMADOR FRANK N & MA						
1578/1805	7/29/2008	WD	U	I	01	100
GRANTOR: AMADOR FRANK						
GRANTEE: AMADOR ALEXANDRA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=1995] W17 FOP=[YR=2013] N15 W26 S15 E26$ W26 S24 E43 N24$ S24 FOP=[YR=2008] S8 E20 N8W20$ E20 N24$ PTR= E25 FUS=[YR=1993] E20 S24 FOP=[YR=2008] S8 W20 N8 E20$ W20 N24$ W25$.

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	0	0	23	3	69.00	SF	6.50	6.50	100	1980	1980	3	32.5	146	
2	0476	VF 6 SBPL	0	0	0	0	28.00	LF	32.00	32.00	100	2005	2005	3	66	591	
3	0855	CONC PAVER	0	0	23	3	69.00	SF	7.00	7.00	100	2013	2013	3	94	454	
4	0855	CONC PAVER	0	0	0	0	137.00	SF	7.00	7.00	100	2013	2013	3	94	901	
5	0855	CONC PAVER	0	0	0	0	2,227.00	SF	7.00	7.00	100	2013	2013	3	94	14,654	
6	1076	TRELLIS A	0	0	22	12	264.00	SF	7.50	7.50	100	2013	2013	3	71	1,406	

LAND DESCRIPTION

TOTAL OB/XF 18,152

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	0		RSF-	2108.00	135.00	108.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	129,600							

REVIEW DATE 01/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 08/06/2024 BY SYS