PT OF LOT 55
IN OR 2265/312
ESMT IN OR 772/891

WALL JOHN & DONNA-LEE REV TRST/WALL JOHN WILBER TR
766 OLD AMELIA AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0740-0055-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

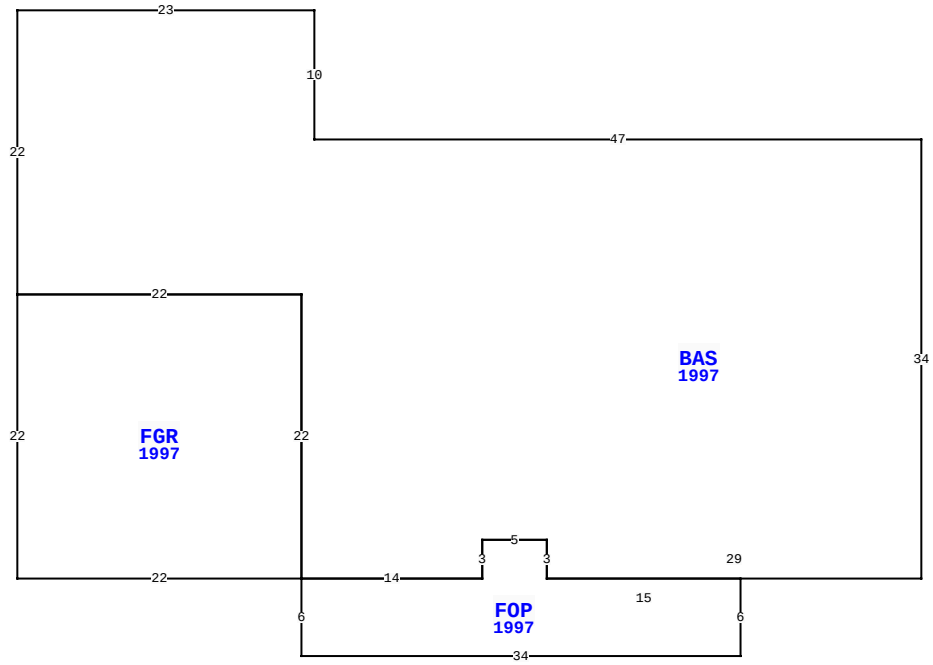
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,111	100	2,111	206,098
FGR	484	55	266	25,969
FOP	219	30	66	6,443
TOTALS	2,814		2,443	238,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,443	97.0200	121.28	296,287	1997	1997	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 1999 Heated Area: 2111 HX Base Yr 1999



766 OLD AMELIA AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		255,675
TOTAL MARKET OB/XF VALUE		44,347
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		600,022
SOH/AGL Deduction		338,043
ASSESSED VALUE		261,979
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		211,979
TOTAL JUST VALUE		600,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24811	ADDITION	12,187	06/01/2011
B24407	ADDITION	22,268	02/01/2011
E23265	ELEC OTHER	0	02/01/2011
B20191	ADDITION	15,100	07/01/2007
B19861	SWIM POOL	35,500	05/01/2007
B9603351	NEW CONSTR	110,000	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/0312	3/29/2019	WD	U	I	11	100
GRANTOR: WALL JOHN WILBER & DO						
GRANTEE: WALL JOHN & DONNA-L						
0795/1703	6/06/1997	WD	U	I	06	100
GRANTOR: WALL JOHN W & DONNA-L						
GRANTEE: WALL JOHN WILBER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W47 N10 W23 S22 FGR=[YR=1997] S22 E22
FOP=[YR=1997] S6 E34 N6 W15 N3 W5 S3 W14$ N22 W22$ E22 S22
E14 N3 E5 S3 E29 N34$.

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	0812	CONCRETE C	0	100	0	0	3,027.00	SF	4.00	4.00	100	1997	1997	3	73	8,839	
2	0810	CONCRETE A	0	100	0	0	330.00	SF	6.50	6.50	100	1997	1997	3	73	1,566	
3	0911	SCRN RM A	0	100	36	28	1,008.00	SF	17.50	17.50	100	2007	2007	3	31	5,468	
4	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2007	2007	3	48	17,136	
5	0845	KOOL DECK	0	100	0	0	588.00	SF	7.25	7.25	100	2007	2007	3	88	3,751	
6	0755	FSP	0	100	36	12	432.00	SF	20.00	20.00	100	2007	2007	3	31	2,678	
7	0812	CONCRETE C	0	100	0	0	1,334.00	SF	4.00	4.00	100	2011	2011	3	92	4,909	

LAND DESCRIPTION

TOTAL OB/XF 44,347

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	000115	C	SFR ACRES	100		RSF-	2206.00	210.00	1.00	AC		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 02/14/2021 BY TWA Total Acres: 1.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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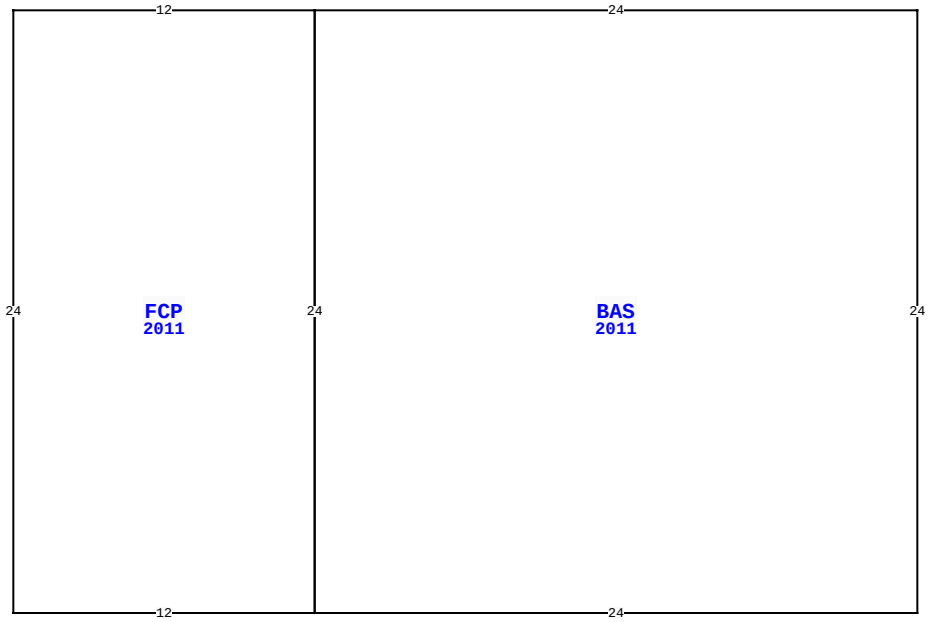
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	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	576	100	576	15,257
FCP	288	25	72	1,907
TOTALS	864		648	17,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	648	88.0000	30.80	19,958	2011	2011	0	0	0	14.00	86.00

2 GARAGE RES – 100% - 1999 Heated Area: 576 HX Base Yr 1999



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0795/1703	6/06/1997	WD	U	I	06	100
GRANTOR: WALL JOHN W & DONNA-L						
GRANTEE: WALL JOHN WILBER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W24 FCP=[YR=2011] W12 S24 E12 N24$ S24 E24 N24$.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

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

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