

PT LOT 59 IN OR 731/881 &
OR 1619/731
(EX S-4 S-7 S-8 & S-9 &

THOMPSON BILLY RAY & STEFANIE
2536 AMELIA RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0740-0059-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	3	100
Bathrooms	2	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
---------	--	----------	----

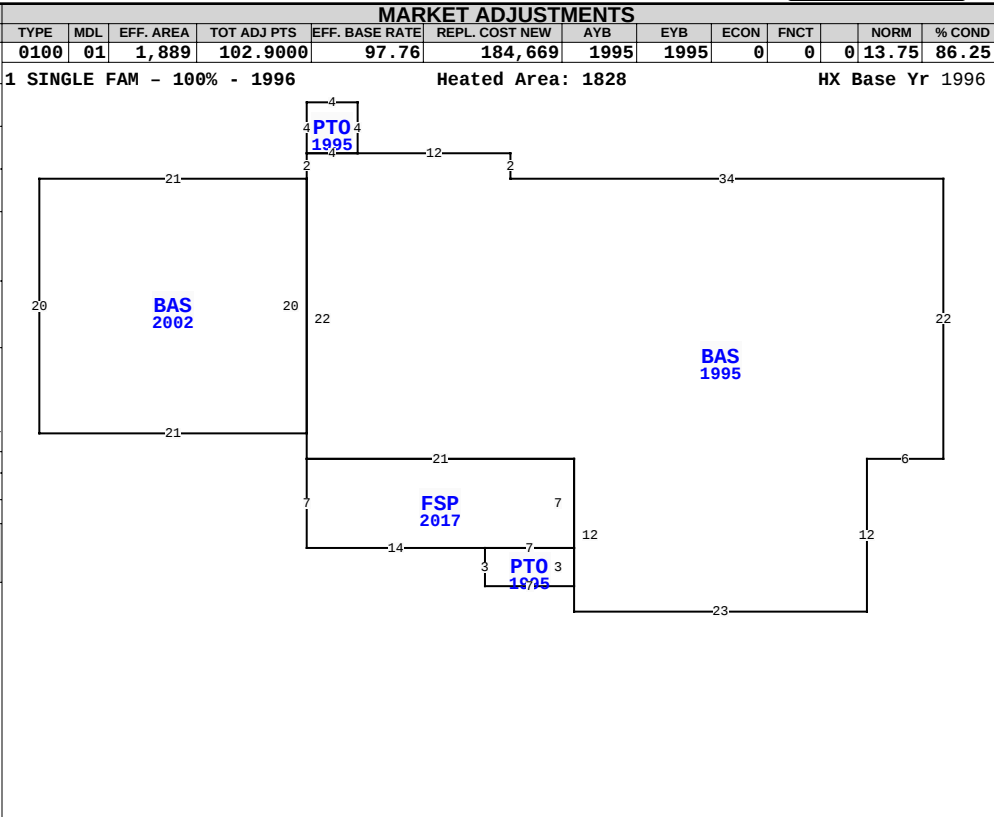
NEIGHBORHOOD/LOC	2021.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1,408	118,720
BAS	420	100	420	35,413
FSP	147	40	59	4,975
PTO	16	5	1	85
PTO	21	5	1	85

TOTALS	2,012		1,889	159,277
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	21	5		105.00	SF 6.50
2	0811	CONCRETE B	0	100	21	36		756.00	SF 5.20
3	0940	SHEDS/PORT	0	100	12	12		144.00	SF 30.00
4	0510	GARAGE WD-	0	100	24	12		288.00	SF 35.00

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	1.00
2	000100	C	SFR	100		RSF-2	0.00	0.00	1.00



2536 AMELIA RD, FERNANDINA BEACH	BLD DATE	LGL DATE
	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	0810	CONCRETE A	0	100	21	5		105.00	SF 6.50	100	1995	1995	3	70	478	
2	0811	CONCRETE B	0	100	21	36		756.00	SF 5.20	100	2003	2003	3	83	3,263	
3	0940	SHEDS/PORT	0	100	12	12		144.00	SF 30.00	100	2002	2002	3	20	864	
4	0510	GARAGE WD-	0	100	24	12		288.00	SF 35.00	100	2007	2007	3	48	4,838	

TOTAL OB/XF										9,443						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.75	150,000.00	112,500.00
2	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1						
VALUATION SUMMARY										STANDARD						
VALUATION BY										Tax Group: 8						
Tax Dist:										Tax Dist:						
BUILDING MARKET VALUE										159,277						
TOTAL MARKET OB/XF VALUE										9,443						
TOTAL LAND VALUE - MARKET										262,500						
TOTAL MARKET VALUE										431,220						
SOH/AGL Deduction										216,120						
ASSESSED VALUE										215,100						
TOTAL EXEMPTION VALUE										HX HB 50,000						
BASE TAXABLE VALUE										165,100						
TOTAL JUST VALUE										431,220						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										424,628						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007735	REMODEL	16,800	11/01/2000
B9502182	NEW CONSTR	60,000	08/01/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1619/0731	5/13/2009	WD	U	I	11	100			
GRANTOR:EMMONS CLARENCE L & S									
GRANTEE:THOMPSON BILLY RAY									
0731/0881	6/13/1995	WD	U	V	01	500			
GRANTOR:EMMONS CLARENCE L & S									
GRANTEE:THOMPSON BILLY RAY									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1995] W34 N2 W12 PTO=[YR=1995] N4 W4 S4 E4 \$ W4 S2									
BAS=[YR=2002] W21 S20 E21 N20 \$ S22 FSP=[YR=2017] S7 E14									
PTO=[YR=1995] S3 E7 N3 W7 \$ E7 N7 W21 \$ E21 S12 E23 N12 E6									
N22 \$.									