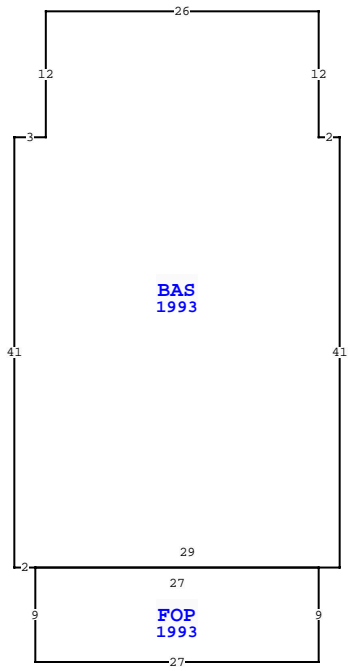


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	27	PREFIN MTL	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	04	PLYWOOD	100	
Interior Floo	12	HARDWOOD	70	
Interior Floo	08	SHT VINYL	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		2	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	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	1,583	100	1,583	88,908
FOP	243	30	73	4,100
TOTALS	1,826		1,656	93,008

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,656	110.5000	104.98	173,847	1930	1930	0	0	46.50	53.50
1 SINGLE FAM - 0% - 2023 Heated Area: 1583 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			93,008
TOTAL MARKET OB/XF VALUE			752
TOTAL LAND VALUE - MARKET			330,000
TOTAL MARKET VALUE			423,760
SOH/AGL Deduction			22,304
ASSESSED VALUE			401,456
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			401,456
TOTAL JUST VALUE			423,760
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/0902	10/14/2022	WD	U	I	30	463,300
GRANTOR: RIVER GREEN ESTATES L						
GRANTEE: AMELIA CONCEPTS LLC						
2583/0001	5/18/2022	WD	Q	I	01	430,000
GRANTOR: PAGE BOBBIE SUE WORTH						
GRANTEE: RIVER GREEN ESTATES						

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	
1	0810	CONCRETE A	0	0 38 4	152.00	SF	6.50	6.50	100	1985	1985	3	47	464		
2	1242	WD DECK A	0	0 12 12	144.00	SF	10.00	10.00	100	1995	1995	3	20	288		
2633 AMELIA RD, FERNANDINA BEACH																
												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	03/14/2024	MLU
												INC DATE		AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W2 N12 W26 S12 W3 S41 E2 FOP=[YR=1993] S9 E27 N9W27\$ E29 N41\$.	

LAND DESCRIPTION												TOTAL OB/XF												
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.10	AC		1.00	1.00	1.00	300,000.00	300,000.00	330,000							