

PT OF LOTS 60,61,78 & ABND
R/W IN OR 1941/1711
SUB OF SEC 4-2N-28E PBK 0/59 &

CARROLL FAMILY TRUST/CARROLL JUSTIN M TRUSTEE
2657 AMELIA RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0740-0060-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,500	100	1,500	185,205
DCK	64	10	6	741
DCK	431	10	43	5,309
FCP	576	25	144	17,779
FOP	30	30	9	1,111
FOP	240	30	72	8,890
FSP	130	40	52	6,420
FST	240	55	132	16,298
FUS	1,060	100	1,060	130,878
STP	20	10	2	247
TOTALS	4,372		3,031	374,237

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0681	POLE SHED	0 100	0	0	1,082.00	SF	4.50	4.50
2	0940	SHEDS/PORT	0 100	24	18	432.00	SF	20.10	20.10
3	0940	SHEDS/PORT	0 100	24	14	336.00	SF	30.00	30.00
4	0350	CARPORT WD	0 100	32	23	736.00	SF	13.00	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		RSF-2	0.00	0.00	5.55

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,031	100.2800	125.35	379,936	2019	2019	0	0	1.50	98.50
2 SNGL FAM - 100% - 2020 Heated Area: 2560 HX Base Yr 2020											
** This building has 12 Sub-Areas											
2657 AMELIA RD, FERNANDINA BEACH											

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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1980	1980	3	20	974	
100	1985	1985	3	20	1,737	
100	1986	1986	3	20	2,016	
100	1990	1990	3	20	1,914	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE				374,237	
TOTAL MARKET OB/XF VALUE				6,641	
TOTAL LAND VALUE - MARKET				832,500	
TOTAL MARKET VALUE				1,213,378	
SOH/AGL Deduction				709,973	
ASSESSED VALUE				503,405	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				453,405	
TOTAL JUST VALUE				1,213,378	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,057,713	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004010	1/1 ACC STRUCTURE	79,597	04/03/2023
C1900455	CO ISSUED	0	01/15/2019
B1805790	DEMOLITION	1,200	06/07/2018
B1801356	NEW CONSTR	341,743	02/07/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/0977	10/05/2022	WD	U	I	11	100
GRANTOR: CARROLL KIMBERLY & JU						
GRANTEE: CAROLL FAMILY TRUST						
2299/1281	8/21/2019	FJ	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: CARROLL KIMBERLY &						

BUILDING NOTES									
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BUILDING DIMENSIONS
FST=[YR=2019] W24 S9 FOP=[YR=2019] W6 BAS=[YR=2019] N13 W4
UST=[YR=2019] N3W3S3 E3\$ W26 DCK=[YR=2019] W12 S14 E1 S9 W1
S1 W2 S10 E2 S1 E2 FSP=[YR=2019] S13 E2 DCK=[YR=2019] S8 E8
FOP=[YR=2019] S2E10 STP=[YR=2019] S2 E10 N2 W10\$ E20 N8 W30
S6\$ N8 W8\$ E8 N13 W10\$ E10 N35\$ S50 E30 N37\$ S5 E6
FCP=[YR=2019] S20 E24 N24 W24 S4\$ N5\$ S1 E24 N10\$ PTR=E15
FUS=[YR=2019] E36 S32 W28 STR=[YR=2019] W8 N9 E8 S9\$ N9 W4 N5
W4 N18\$ W15 \$.