PT OF LOT 62
IN OR 1886/73
SUB PT OF SEC 4 PB 0/59

**BARROWS DANIEL L & CARLENE J**
2620 AMELIA RD
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0740-0062-0040**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 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 |

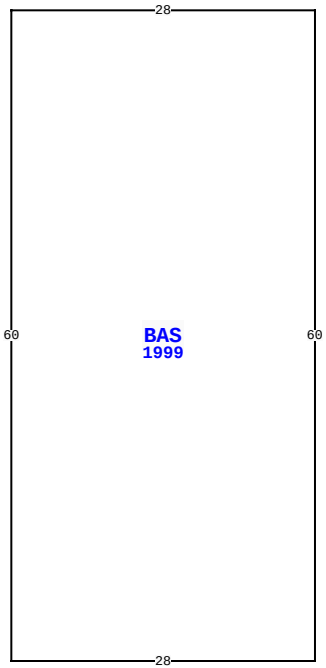
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,680 | 100 | 1,680 | 157,302 |
| TOTALS | 1,680 | | 1,680 | 157,302 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,680 | 112.0000 | 106.40 | 178,752 | 1999 | 1999 | 0 | 0 | 0 | 12.00 | 88.00 |

2 SINGLE FAM – 100% - 0 Heated Area: 1680 HX Base Yr




2620 AMELIA 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 | | 157,302 |
| TOTAL MARKET OB/XF VALUE | | 1,904 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 309,206 |
| SOH/AGL Deduction | | 169,570 |
| ASSESSED VALUE | | 139,636 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 89,636 |
| TOTAL JUST VALUE | | 309,206 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 302,189 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0210244 | GARAGE | 28,512 | 09/01/2002 |
| B9501843 | NEW CONSTR | 58,400 | 04/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1886/0073 | 9/29/2013 | WD | U | I | 11 | 100 |
| GRANTOR: BARROWS DANIEL L & CA | | | | | | |
| GRANTEE: BARROWS DANIEL L & | | | | | | |
| 1312/1962 | 4/27/2005 | WD | U | I | 07 | 100 |
| GRANTOR: BARROWS JAMES F & DOR | | | | | | |
| GRANTEE: BARROWS DANIEL L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W28 S60 E28 N60 $ .

## 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 | 0350 | CARPORT WD | 0 | 100 | 0 | 0 | 480.00 | SF | 13.00 | 13.00 | 100 | 1980 | 1980 | 3 | 20 | 1,248 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 30 | 10 | 300.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 600 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 7 | 4 | 28.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 56 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,904

| 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 | 100 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 150,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS