

TERRY DAVID & SARA
2632 AMELIA ROAD
FERNANDINA BEACH, FL 32034

00-00-30-0740-0062-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION							TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		10	ABOVE AVG 100							0900		01	3,368	126.1136	157.64	530,932	2006	2011		0	0	5.50	94.50	VALUATION BY					STANDARD															
Roof Structur		03	GABLE/HIP 100							3 SNGL FAM - 100% - 2022															Heated Area: 2803					HX Base Yr 2022					Tax Group: 8					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE					515,702														
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE					6,106														
Interior Floo		12	HARDWOOD 60																						TOTAL LAND VALUE - MARKET					309,000														
Interior Floo		11	CLAY TILE 40																						TOTAL MARKET VALUE					830,808														
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction					387,541														
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE					443,267														
Bedrooms			4 100																						TOTAL EXEMPTION VALUE					HX HB					50,000									
Bathrooms			4 100																						BASE TAXABLE VALUE					393,267														
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE					830,808														
Stories		1.5	1.5 100																						NCON VALUE					0														
Units		00	NONE 100							INCOME VALUE																																		
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE					757,149																													
Quality		06	Quality Level 06																																									
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		2,323		100	2,323		346,057																																					
FGR		518		55	285		42,456																																					
FOP		234		30	70		10,428																																					
FSP		452		40	181		26,964																																					
FST		32		55	18		2,682																																					
FUS		480		100	480		71,505																																					
PTO		60		5	3		447																																					
UOP		42		20	8		1,192																																					
TOTALS		4,141			3,368		501,731																																					
EXTRA FEATURES										2632 AMELIA RD, FERNANDINA BEACH										BLD DATE 04/19/2007 KW LGL DATE 03/14/2024 MLU																								

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