

PT OF LOT 62
IN OR 1628/1912
SUB OF PT OF SEC 4 PBK 1/5

PEEPLES DANIEL T & HELEN J
2646 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0740-0062-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 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

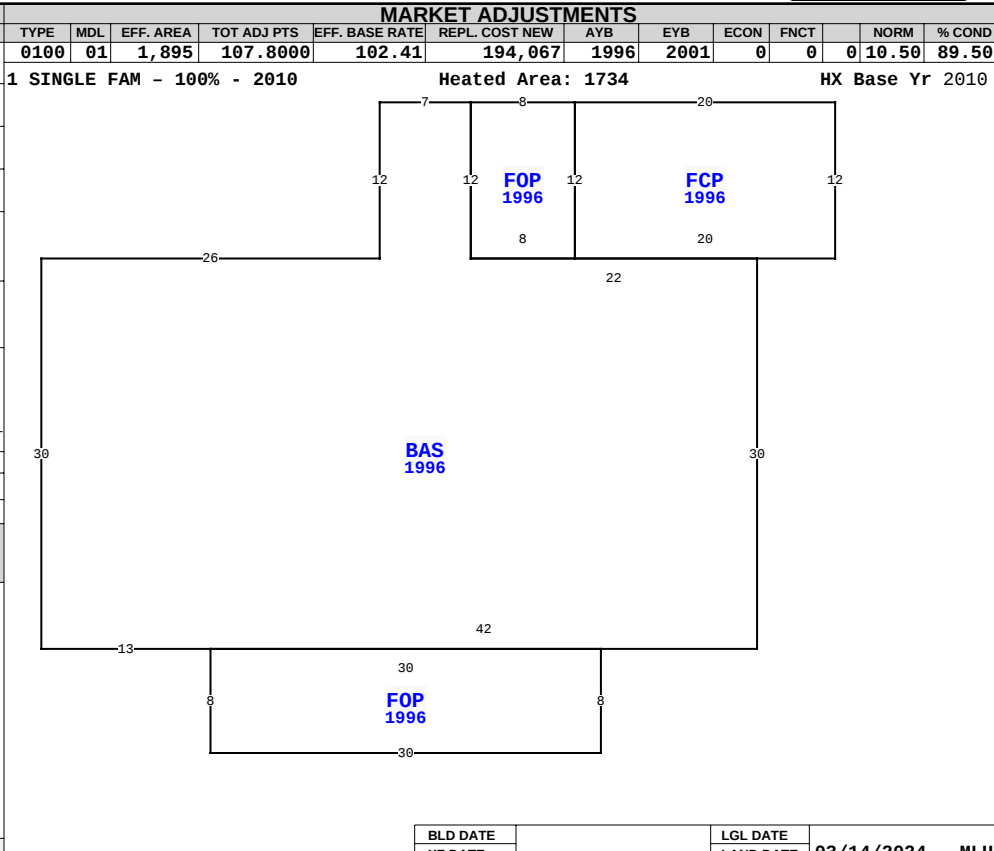
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100	1,734	158,933
FCP	240	25	60	5,500
FOP	96	30	29	2,658
FOP	240	30	72	6,600
TOTALS	2,310		1,895	173,690

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79

LAND DESCRIPTION														
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
1	000115	C	SFR ACRES	100		RSF-	2168.00	342.00	1.32	AC		1.00	1.00	1.00

REVIEW DATE 02/14/2021 BY TWA



2646 AMELIA RD, FERNANDINA BEACH

TOTAL OB/XF														
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1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79

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1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79

Total Acres: 1.32 Total Land Value: 396,000 Market: 0 Agricultural: 0 Common: 396,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		8	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 8					Tax Dist:								
BUILDING MARKET VALUE										173,690			
TOTAL MARKET OB/XF VALUE										2,765			
TOTAL LAND VALUE - MARKET										396,000			
TOTAL MARKET VALUE										572,455			
SOH/AGL Deduction										382,629			
ASSESSED VALUE										189,826			
TOTAL EXEMPTION VALUE					HX HB VX SX VP					121,965			
BASE TAXABLE VALUE										67,861			
TOTAL JUST VALUE										572,455			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										498,728			