

PT OF LOT 62
IN OR 2724/1741
SUB OF SEC 4 PB 0/59

HAMBURG COREY JAMES
2658 AMELIA RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0740-0062-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 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	11	CLAY TILE 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. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	2,494	100	2,494	227,518
FDG	1,560	60	936	85,387
FOP	88	30	26	2,372
FOP	312	30	94	8,576
PTO	12	5	1	91
UOP	24	20	5	456
UOP	30	20	6	547
UOP	36	20	7	639
UOP	39	20	8	730
TOTALS	4,595		3,577	326,315

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	5,337.00	SF	4.00	4.00	100	2000
2	0810	CONCRETE A	0 100	0	0	203.00	SF	6.50	6.50	100	2000
3	0810	CONCRETE A	0 100	18	18	324.00	SF	6.50	6.50	100	2000
4	0810	CONCRETE A	0 100	6	4	24.00	SF	6.50	6.50	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		RSF	2110.00	397.00	1.02	AC	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,577	108.5040	103.08	368,717	2000	2000	0	0	11.50	88.50
1 SINGLE FAM - 100% - 2017 Heated Area: 2494 HX Base Yr 2017											
2658 AMELIA RD, FERNANDINA BEACH											

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

TOTAL OB/XF											
19,694											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			326,315
TOTAL MARKET OB/XF VALUE			19,694
TOTAL LAND VALUE - MARKET			306,000
TOTAL MARKET VALUE			652,009
SOH/AGL Deduction			355,851
ASSESSED VALUE			296,158
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			246,158
TOTAL JUST VALUE			652,009
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			586,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906486	NEW CONSTR	108,472	10/01/1999
B9906487	GARAGE	54,750	10/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2724/1741	7/08/2024	WD U	I	I	11
GRANTOR: HAMBURG COREY & MARY					
GRANTEE: HAMBURG COREY JAMES					
2041/0966	3/28/2016	SW U	I	I	12
GRANTOR: SABR MORTGAE LOAN 20					
GRANTEE: HAMBURG COREY & MAR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2000] W4 BAS=[YR=2000] W8 N19 FOP=[YR=2000] N12 W13 UOP=[YR=2000] N3 W13 S3 E13 \$ W13 S12 E26 \$ W42 UOP=[YR=2000] N6 PTO=[YR=2000] N3 W4 S3 E4 \$ W4 S6 E4 \$ W18 S40 E32 FOP=[YR=2000] S8 E1 UOP=[YR=2000] S3 E10 N3 W10 \$ E10 N8 W11 \$ E14 D2 R2 E5 U2 R2 E5 N11 E8 N10 \$ S9 E4 N9\$ PTR= E15 FDG=[YR=2000] E52 S30 W52 N30 \$ W15 \$.											