



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 60
Interior Floo	12	HARDWOOD 40
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

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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	1,860	100	1,860	234,435
FEP	490	80	392	49,408
FGR	357	55	196	24,704
FOP	140	30	42	5,294
FST	119	55	65	8,192
PTO	78	5	4	504
UOP	35	20	7	882
UOP	42	20	8	1,008
UOP	326	20	65	8,192

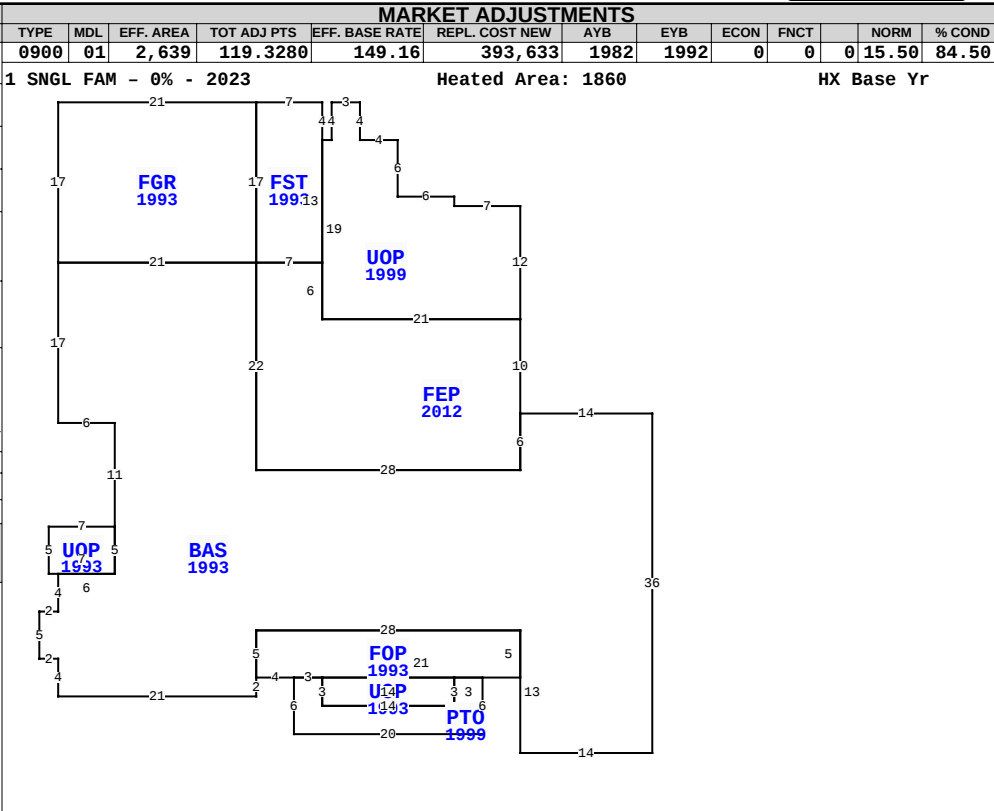
TOTALS 3,447 2,639 332,620

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	OB/XF MKT VALUE	NOTES
1	0681	POLE SHED	0	0	37	11	407.00	SF	15.00	15.00	100	1982	1982	3	20	1,221	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
3	0803	ASPHALT C	0	0	0	0	3,420.00	SF	2.00	2.00	100	1982	1982	3	50	3,420	
4	0200	BARN WD 0-	0	0	48	20	940.00	SF	20.00	20.00	100	1999	1999	3	27	5,076	
5	0810	CONCRETE A	0	0	20	7	140.00	SF	6.50	6.50	100	1999	1999	3	77	701	
6	0810	CONCRETE A	0	0	9	4	36.00	SF	6.50	6.50	100	1982	1982	3	38	89	
7	0510	GARAGE WD-	0	0	32	12	384.00	SF	35.00	35.00	100	1982	1982	3	20	2,688	
8	0912	SCRN RM G	0	0	15	30	450.00	SF	20.00	20.00	100	2001	2001	3	20	1,800	
9	0912	SCRN RM G	0	0	12	22	264.00	SF	10.00	10.00	100	2001	2001	3	20	528	

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0		RSF-2	0.00	0.00	1.58	AC		1.00	1.00	0.80	300,000.00	240,000.00	379,200							



2710 AMELIA RD, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 17,326

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0		RSF-2	0.00	0.00	1.58	AC		1.00	1.00	0.80	300,000.00	240,000.00	379,200							

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		332,620	
TOTAL MARKET OB/XF VALUE		17,326	
TOTAL LAND VALUE - MARKET		379,200	
TOTAL MARKET VALUE		729,146	
SOH/AGL Deduction		12,518	
ASSESSED VALUE		716,628	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		716,628	
TOTAL JUST VALUE		729,146	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		651,480	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805543	XFOB	5,200	11/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2545/0592	3/08/2022	WD Q	Q	I	01
GRANTOR: PARSONS WILLARD E & P					
GRANTEE: 2854077 ONTARIO INC					
2478/1082	12/07/2020	QC U	U	I	11
GRANTOR: PARSONS WILLARD E & P					
GRANTEE: PARSONS WILLARD E					

BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=1993] W14 FEP=[YR=2012] N10 UOP=[YR=1999] N12 W7					
N1 W6 N6 W4 N4 W3 S4 W1 FST=[YR=1993] N4 W7 FGR=[YR=1993] W21					
S17 E21 N17 \$ S17 E7 N13 \$ S19 E21 \$ W21 N6 W7 S22 E28 N6\$ S6					
W28 N22 W21 S17 E6 S11 UOP=[YR=1993] W7 S5 E7 N5 \$ S5 W6 S4					
W2 S5 E2 S4 E21 N2 FOP=[YR=1993] E4 PTO=[YR=1999] S6 E20 N6					
W3 S3 W14 N3 W3 \$ E3 UOP=[YR=1993] S3 E14 N3 W14 \$ E21 N5					
W28 S5 \$ N5 E28 S13 E14 N36 \$.					