PT OF LOT 78 EX S-18
IN OR 1088/928
SUB PT OF SEC 4 PB 0/59

GAINES CHARLES HINTON &/HARPER BARBARA G
2753 AMELIA RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0740-0078-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

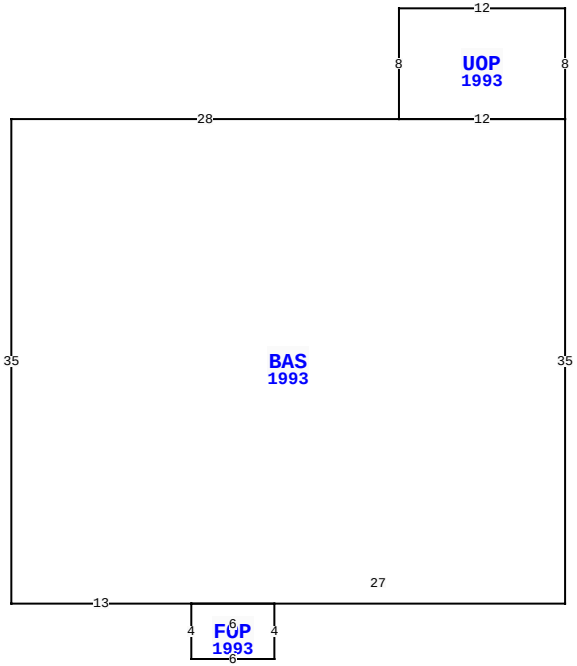
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	106,136
FOP	24	30	7	530
UOP	96	20	19	1,440
TOTALS	1,520		1,426	108,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,426	107.1200	101.76	145,110	1940	1950	0	0	0	25.50	74.50

1 SINGLE FAM – 100% - 0 Heated Area: 1400 HX Base Yr



2753 AMELIA RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		108,107
TOTAL MARKET OB/XF VALUE		7,608
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		385,715
SOH/AGL Deduction		286,429
ASSESSED VALUE		99,286
TOTAL EXEMPTION VALUE	HX HB BX	55,000
BASE TAXABLE VALUE		44,286
TOTAL JUST VALUE		385,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4926	REPAIR/RRF	1,400	05/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1088/0928	10/18/2002	WD	U	I	01	100
GRANTOR: GAINES CHARLES HINTON						
GRANTEE: GAINES CHARLES & BA						
0662/1983	7/10/1992	WD	U	I	01	100
GRANTOR: GAINES CHARLES H						
GRANTEE: GAINES & HARPER						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W12 S8 BAS=[YR=1993] W28 S35 E13 FOP=[YR=1993] S4 E6 N4 W6$ E27 N35 W12$ E12 N8$.

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	0200	BARN WD 0-	0	100	32	26	832.00	SF	10.00	10.00	100	1959	1959	3	20	1,664	
2	0511	GARAGE CB-	0	100	35	18	630.00	SF	20.00	20.00	100	1959	1959	3	20	2,520	
3	0812	CONCRETE C	0	100	0	0	1,044.00	SF	4.00	4.00	100	2002	2002	3	82	3,424	

LAND DESCRIPTION

TOTAL OB/XF 7,608

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		R-1	0.00	0.00	0.90	AC		1.00	1.00	1.00	300,000.00	300,000.00	270,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.90 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 08/06/2024 BY SYS