PT LOT 78
IN OR 2695/969
SUB PT OF SEC 4 PB 0/59

NEGRO MARCO & SORELL
614 SANTA MARIA DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0740-0078-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

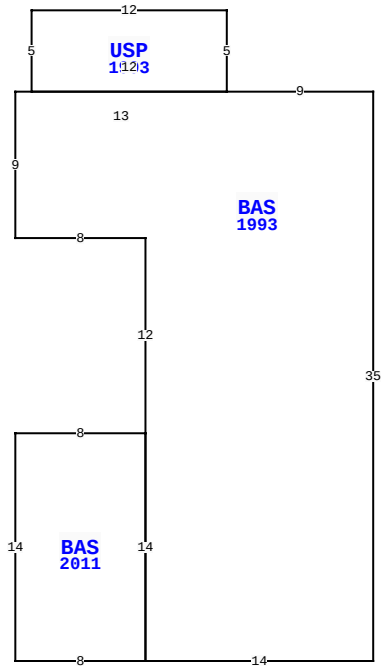
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	01	FLAT 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	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	562	100	562	36,961
BAS	112	100	112	7,366
USP	60	30	18	1,184
TOTALS	734		692	45,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	692	106.5000	101.18	70,017	1953	1953	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 674 HX Base Yr



2787 AMELIA RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	45,511
TOTAL MARKET OB/XF VALUE	11,517
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	142,028
SOH/AGL Deduction	0
ASSESSED VALUE	142,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,028
TOTAL JUST VALUE	142,028
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240005442	POOL	86,545	05/06/2024
B240004672	REPLACEMENT HOME	651,107	04/23/2024
B240001813	DEMO BY HAND	1,500	02/14/2024
B24998	ADDITION	24,998	08/01/2011
6917	CHNGE SRVC	0	08/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/969	2/21/2024	WD	Q	I	01	300,000
GRANTOR: BERRY PATRICK L & SUS						
GRANTEE: NEGRO MARCO & SOREL						
1989/0367	7/06/2015	WD	U	I	37	85,000
GRANTOR: DELONG LEROY						
GRANTEE: BERRY PATRICK L & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 USP=[YR=1993] N5 W12 S5 E12 $ W13 S9 E8 S12
BAS=[YR=2011] W8 S14 E8 N14$ S14 E14 N35 $.

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	0752	USP	0	0	11	10	110.00	SF	11.25	11.25	100	2009	2009	3	56	693	
2	1242	WD DECK A	0	0	4	6	24.00	SF	7.50	7.50	100	2009	2009	3	40	72	
3	0510	GARAGE WD-	0	0	32	20	640.00	SF	26.25	26.25	100	2011	2011	3	64	10,752	

LAND DESCRIPTION

TOTAL OB/XF 11,517

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/13/2024 BY HS Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS