

PT OF LOT 79 AKA LOT A
SUB PT OF SEC 4 PB 0/59 & PT
OF LOT 30 OCEAN BREEZE FARMS

TRUST NO.2885NOB/ROSENBERG EVAN T TRUSTEE
2795 PEACHTREE RD NE #2602
ATLANTA, GA 30305

2024

00-00-30-0740-0079-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 80
Interior Wall	03	PLASTER 20
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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NEIGHBORHOOD/LOC	2021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	300	15	45	2,678
BAS	1,256	100	1,256	74,742
FSP	144	40	58	3,451
FUS	624	100	624	37,133
UOP	108	20	22	1,309

TOTALS	2,432		2,005	119,314
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0511	GARAGE CB-	0	0	20	20	400.00	SF	40.00
2	0510	GARAGE WD-	0	0	19	23	437.00	SF	28.00
3	0825	BRICK	0	0	14	11	154.00	SF	12.50
4	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50
5	0803	ASPHALT C	0	0	0	0	1,500.00	SF	1.40
6	0200	BARN WD 0-	0	0	18	20	360.00	SF	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0		RSF-2	0.00	0.00	0.76
2	000115	C	SFR ACRES	0		RSF-2	0.00	0.00	1.40

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,005	82.4180	78.30	156,992	1927	1984	0	0	24.00	76.00	
1 SINGLE FAM - 0% - 0												
Heated Area: 1880												
HX Base Yr												

2885 AMELIA RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/14/2024 MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			119,314
TOTAL MARKET OB/XF VALUE			9,102
TOTAL LAND VALUE - MARKET			648,000
TOTAL MARKET VALUE			776,416
SOH/AGL Deduction			408,014
ASSESSED VALUE			368,402
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			368,402
TOTAL JUST VALUE			776,416
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			663,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2540/1825	2/22/2022	FJ	U	I	11	0
GRANTOR: ROSENBERG NANCY L EST						
GRANTEE: ROSENBERG LEMAN L						
2480/0787	4/30/2021	WD	U	I	11	100
GRANTOR: ROSENBERG LEMAN L						
GRANTEE: TRUST NO.2885NOB						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W27 UOP=[YR=1993] N4 W10 S12 E4 S1 E4 N9 E2 \$ W2 S9 W4 S25 FSP=[YR=1993] S6 E2 S4 E10 N2 E4 N8 W16 \$ E16 S10 E17 N44 \$ PTR= E30 FUS=[YR=1993] E12 S5 E6 S17 W6 S12 BAL=[YR=1994] E6 S10 W30 N10 E24 \$ W18 N19 E6 N15 \$ W30 \$.									