S-49 OF LOT 80
SUB PT OF SEC 4 PB 0/59
OR 310/790

**MIDDLETON JAMES T & P L**
2838 AMELIA ROAD
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0050-000A-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

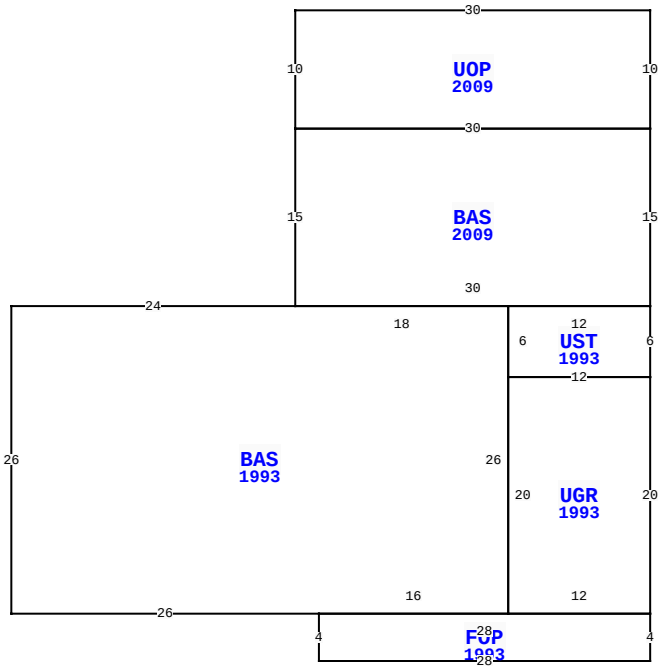
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 20 | FACE BRICK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 0 100 |
| 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 | 2029.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,092 | 100 | 1993 | 1,092 | 118,832 |
| BAS | 450 | 100 | 2009 | 450 | 48,969 |
| FOP | 112 | 30 | 1993 | 34 | 3,700 |
| UGR | 240 | 45 | 1993 | 108 | 11,753 |
| UOP | 300 | 20 | 2009 | 60 | 6,529 |
| UST | 72 | 45 | 1993 | 32 | 3,482 |
| TOTALS | 2,266 | | | 1,776 | 193,266 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,776 | 108.8000 | 143.62 | 255,069 | 1975 | 1980 | 0 | 0 | 0 | 24.23 | 75.77 |

1 SNGL FAM – 100% - 1981 Heated Area: 1542 HX Base Yr 1981




2838 AMELIA RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/28/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 193,266 |
| TOTAL MARKET OB/XF VALUE | | 1,896 |
| TOTAL LAND VALUE - MARKET | | 215,000 |
| TOTAL MARKET VALUE | | 410,162 |
| SOH/AGL Deduction | | 309,365 |
| ASSESSED VALUE | | 100,797 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 50,075 |
| TOTAL JUST VALUE | | 410,162 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 305,984 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0310/0790 | 3/01/1980 | WD | Q | I | | 34,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0199/0531 | 1/01/1975 | WD | Q | I | | 24,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2009] W30 S10 BAS=[YR=2009] S15 BAS=[YR=1993] W24 S26 E26 FOP=[YR=1993] S4 E28 N4 UGR=[YR=1993] N20 UST=[YR=1993] N6 W12 S6E12$ W12 S20 E12$ W28$ E16 N26 W18$ E30 N15 W30$ E30 N10$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 677.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 30 | 1,320 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 24 | 12 | 288.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 576 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,896

| 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 | RES | 100 | | RSF-2 | 92.00 | 150.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 215,000.00 | 215,000.00 | 215,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS