

S-38 OF LOTS 80 & 81
SUB PT OF SEC 4 PB 0/59
IN OR 922/1251

OLIVER PAUL EUGENE
2850 AMELIA RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000A-0030



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 70			
Exterior Wall	05	AVERAGE 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1.5 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units	0	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	1,352	100	1993	1,352	149,073
FOP	108	30	1993	32	3,529
TOTALS	1,460			1,384	152,602

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,384	112.4240	148.40	205,386	1973	1982	0	0	25.70	74.30
1 SNGL FAM - 100% - 1997											
Heated Area: 1352											
HX Base Yr 1997											
26											
BAS 1993											
25											
4											
FOP 1993											
27											
27											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 8				Tax Dist:				
BUILDING MARKET VALUE				152,602				
TOTAL MARKET OB/XF VALUE				7,230				
TOTAL LAND VALUE - MARKET				215,000				
TOTAL MARKET VALUE				374,832				
SOH/AGL Deduction				278,816				
ASSESSED VALUE				96,016				
TOTAL EXEMPTION VALUE				HX HB		50,722		
BASE TAXABLE VALUE				45,294				
TOTAL JUST VALUE				374,832				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				272,784				
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	1975
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1973
3	0751	UOP	0 100	16	12	192.00	SF	10.00	10.00	100	1998
4	0681	POLE SHED	0 100	22	12	264.00	SF	15.00	15.00	100	1987
5	0810	CONCRETE A	0 100	21	4	84.00	SF	6.50	6.50	100	1973
6	0811	CONCRETE B	0 100	0	0	1,074.00	SF	5.20	5.20	100	1993
TOTALS											
2850 AMELIA RD, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/28/2025 MLU											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	1975
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1973
3	0751	UOP	0 100	16	12	192.00	SF	10.00	10.00	100	1998
4	0681	POLE SHED	0 100	22	12	264.00	SF	15.00	15.00	100	1987
5	0810	CONCRETE A	0 100	21	4	84.00	SF	6.50	6.50	100	1973
6	0811	CONCRETE B	0 100	0	0	1,074.00	SF	5.20	5.20	100	1993
TOTALS											
7,230											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF	2101.00	150.00	1.00	LT	1.00
TOTAL ADJ											
1.00											
1.00											
1.00											
215,000.00											
215,000.00											
215,000											
OTHER ADJUSTMENTS AND NOTES											
YEAR											
DENSITY											
DECL											
FRZ											
YR											
CONSRV											