S-21 OF LOTS 80 81
A/K/A BLK B LOT 1 AMELIA
IN OR 1756/1507

NELSON JERRY
2884 AMELIA RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000B-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

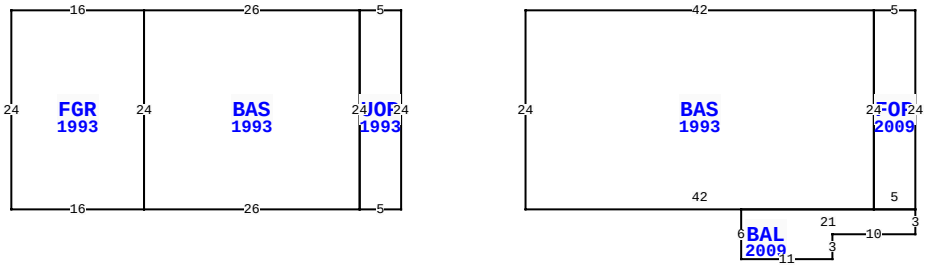
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	96	15	2009	14	1,454
BAS	624	100	1993	624	64,795
BAS	1,008	100	1993	1,008	104,670
FGR	384	55	1993	211	21,910
FOP	120	30	2009	36	3,738
UOP	120	20	1993	24	2,492
TOTALS	2,352			1,917	199,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,917	98.4900	130.01	249,229	1972	1980	0	0	0	20.13	79.87

1 SNGL FAM – 100% - 2012 Heated Area: 1632 HX Base Yr 2012



2884 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		199,059
TOTAL MARKET OB/XF VALUE		2,102
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		416,161
SOH/AGL Deduction		290,490
ASSESSED VALUE		125,671
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		24,949
TOTAL JUST VALUE		416,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1774/0417	12/17/2011	QC	U	I	11	100
GRANTOR: BOWMAN FRANCES						
GRANTEE: NELSON JERRY						
1756/1507	9/22/2011	WD	U	I	11	100
GRANTOR: BOWMAN FRANCES TRUSTE						
GRANTEE: NELSON JERRY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W5 BAS=[YR=1993] W26 FGR=[YR=1993] W16 S24 E16 N24 $ S24 E26 N24 $ S24 E5 N24 $ PTR= E15 BAS=[YR=1993] E42 FOP=[YR=2009] E5 S24 BAL=[YR=2009] S3 W10 S3 W11 N6 E21 $ W5 N24 $ S24 W42 N24 $ W15 $.

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	0811	CONCRETE B	0	100	0	0	972.00	SF	5.20	5.20	100	1980	1980	3	30	1,516	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	18.30	18.30	100	1990	1990	3	20	586	

LAND DESCRIPTION

TOTAL OB/XF 2,102

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-	2150.00	127.00	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