LOTS 1 & 2
IN OR 1839/473
BUENA VISTA PB 5/19

RTJC PROPERTIES LLC
960194 GATEWAY BLVD, SUITE # 101
FERNANDINA BEACH, FL 32034

2025

00-00-30-0150-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

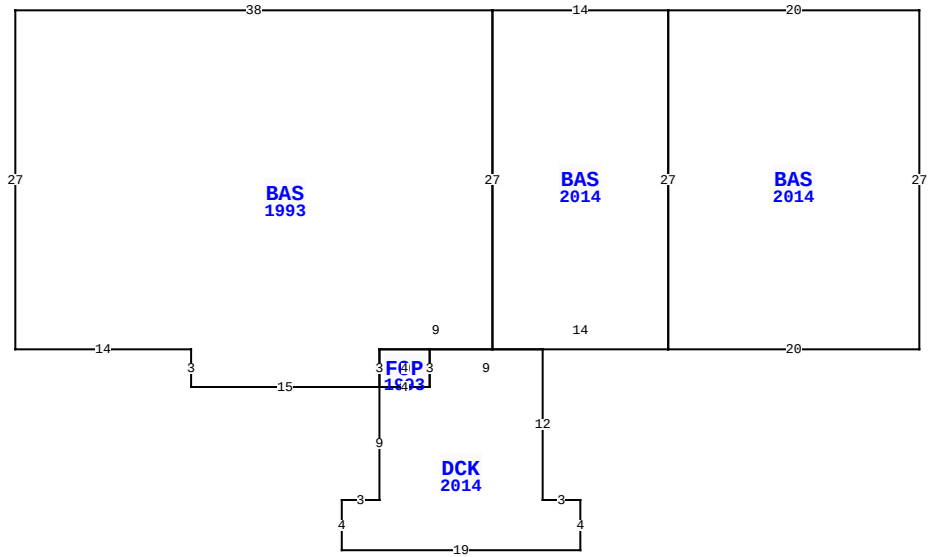
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,071	100	1993	1,071	100,054
BAS	378	100	2014	378	35,313
BAS	540	100	2014	540	50,447
DCK	220	10	2014	22	2,055
FOP	12	30	1993	4	373
TOTALS	2,221			2,015	188,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,015	122.5980	122.60	247,039	1973	1992	0	0	0	23.80	76.20

1 SINGLE FAM – 0% - 0 Heated Area: 1989 HX Base Yr



2441 AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	188,244
TOTAL MARKET OB/XF VALUE	15,061
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	383,305
SOH/AGL Deduction	53,169
ASSESSED VALUE	330,136
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,136
TOTAL JUST VALUE	383,305
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428767	ADDITION	21,410	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1839/0473	2/01/2013	WD	U	I	37	180,000
GRANTOR: WATKINS RUTH C						
GRANTEE: RTJC PROPERTIES LLC						
0376/0774	1/01/1983	WD	Q	I		28,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 BAS=[YR=2014] W14 BAS=[YR=1993] W38 S27 E14 S3 E15 DCK=[YR=2014] S9 W3 S4 E19 N4 W3 N12 W9 FOP=[YR=1993] W4 S3 E4 N3$ S3 W4$ N3 E9 N27$ S27 E14 N27$ S27 E20 N27$.

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	0855	CONC PAVER	0	0	0	0	1,576.00	SF	7.00	7.00	100	2014	2014	3	94	10,370	
2	0855	CONC PAVER	0	0	0	0	215.00	SF	7.00	7.00	100	2014	2014	3	94	1,415	
3	0855	CONC PAVER	0	0	0	0	352.00	SF	7.00	7.00	100	2014	2014	3	94	2,316	
4	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2012	2012	3	50	960	

LAND DESCRIPTION

TOTAL OB/XF 15,061

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	0		RSF-	2100.00	140.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 01/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS