

LOT 4
BUENA VISTA PB 5/19

KNIGHT MICHAEL E & JANA L
2423 AMELIA RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0150-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
0900 01 1,833 125.4000 165.53 303,416 2022 2022 0 0 0 0.50 99.50										1 SNGL FAM - 100% - 2024 Heated Area: 1650 HX Base Yr 2024										VALUATION BY STANDARD									
Exterior Wall 31 HARDIE BRD 100										Tax Group: 8										Tax Dist:									
Roof Structur 03 GABLE/HIP 100										BUILDING MARKET VALUE										301,899									
Roof Cover 03 COMP SHNGL 100										TOTAL MARKET OB/XF VALUE										5,869									
Interior Wall 05 DRYWALL 100										TOTAL LAND VALUE - MARKET										130,590									
Interior Floo 13 LVT/LAMNT 50										TOTAL MARKET VALUE										438,358									
Interior Floo 14 CARPET 50										SOH/AGL Deduction										97,028									
Air Condition 03 CENTRAL 100										ASSESSED VALUE										340,430									
Heating Type 04 AIR DUCTED 100										TOTAL EXEMPTION VALUE										HX HB 50,722									
Bedrooms 4 100										BASE TAXABLE VALUE										289,708									
Bathrooms 3 100										TOTAL JUST VALUE										438,358									
Bathrooms Frame 02 WOOD FRAME 100										NCON VALUE										0									
Stories 2. 2. 100										INCOME VALUE																			
Units 0 100										PREVIOUS YEAR MKT VALUE										409,331									
Quality 05 Quality Level 05																													
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 777 100 2023 777 127,974																													
FGR 225 55 2023 124 20,423																													
FOP 72 30 2023 22 3,624																													
FOP 90 30 2023 27 4,447																													
FUS 873 100 2023 873 143,785																													
PTO 72 5 2023 4 659																													
STR 63 10 2023 6 988																													
TOTALS 2,172 1,833 301,899																													
EXTRA FEATURES										2423 AMELIA RD, FERNANDINA BEACH																			
L N OB/IF CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE ORIG COND YEAR ON YEAR ACTUAL Q % COND OB/IF MKT VALUE NOTES										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2025 MLU																			
1 0810 CONCRETE A 1 100 0 0 912.00 SF 6.50 6.50 100 2023 2022 99 5,869																													
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