LOTS 33 & 34
L/E OR 1343/1157
R621472 & R621473

KENNEY JOYCE E
2409 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0380-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

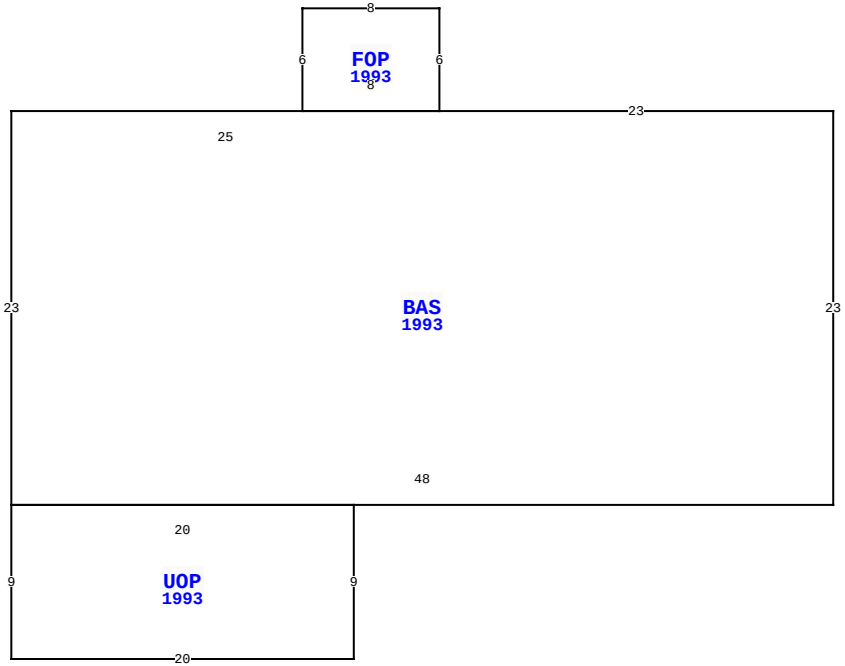
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	25,913
FOP	48	30	1993	14	329
UOP	180	25	1993	45	1,056
TOTALS	1,332			1,163	27,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,163	97.8000	78.24	90,993	1972	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2006 Heated Area: 1104 HX Base Yr 2006



2409 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		27,298
TOTAL MARKET OB/XF VALUE		2,556
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		209,854
SOH/AGL Deduction		171,090
ASSESSED VALUE		38,764
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,764
TOTAL JUST VALUE		209,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M961519	H/AC	0	02/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1343/1157	8/19/2005	QC	U	I	18	7,000
GRANTOR: HOLLOWAY JOYCE E L/E						
GRANTEE: KENNEY JOYCE E						
0746/0840	12/15/1995	WD	Q	I		35,000
GRANTOR: MCCLAIN EDMOND D & JE						
GRANTEE: HOLLOWAY JOYCE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 FOP=[YR=1993] N6 W8 S6 E8$ W25 S23
UOP=[YR=1993] S9 E20 N9 W20$ E48 N23$.

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	0940	SHEDS/PORT	0	100	21	10	210.00	SF	30.00	30.00	100	1972	1972	3	20	1,260	
2	0810	CONCRETE A	0	100	52	10	520.00	SF	6.50	6.50	100	1972	1972	3	22	744	
3	1242	WD DECK A	0	100	12	5	60.00	SF	10.00	10.00	100	1996	1996	3	20	120	
4	1242	WD DECK A	0	100	12	5	60.00	SF	10.00	10.00	100	1996	1996	3	20	120	
5	0350	CARPORT WD	0	100	0	0	240.00	SF	6.50	6.50	100	2000	2000	3	20	312	

LAND DESCRIPTION

TOTAL OB/XF 2,556

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-	2100.00	114.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS