LOT 41
PT OR 784/684
MARLIN PARK SUB PB 3/14

ROWLAND JANAN LYNN
2327 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0380-0041-0000

BUILDING CHARACTERISTICS

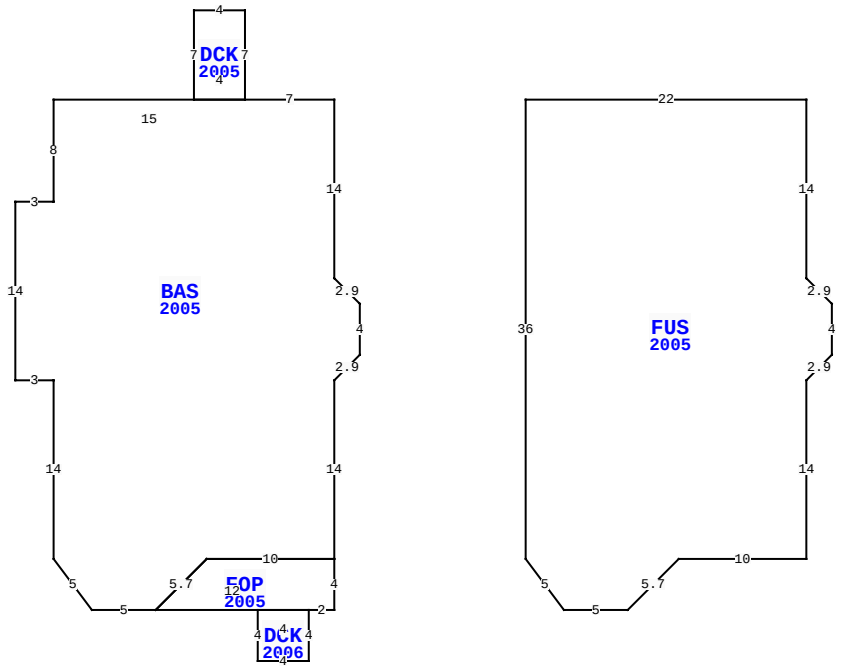
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	2005	880	124,204
DCK	28	10	2005	3	423
DCK	16	10	2006	2	282
FOP	48	30	2005	14	1,976
FUS	838	100	2005	838	118,276
TOTALS	1,810			1,737	245,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,737	117.5000	155.10	269,409	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2006 Heated Area: 1718 HX Base Yr 2006



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

2327 AMELIA RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		245,162
TOTAL MARKET OB/XF VALUE		1,701
TOTAL LAND VALUE - MARKET		140,400
TOTAL MARKET VALUE		387,263
SOH/AGL Deduction		260,469
ASSESSED VALUE		126,794
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,072
TOTAL JUST VALUE		387,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413814	NEW CONSTR	113,390	10/01/2004
B940238	REPAIR/RRF	310	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W7 DCK=[YR=2005] N7 W4 S7 E4 $ W15 S8 W3 S14 E3 S14 D4 R3 E5 U4 R4 FOP=[YR=2005] E10S4W2 DCK=[YR=2006] S4 W4 N4 E4 $W12 U4 R4 $ E10 N14 R2 U2 N4 U2 L2 N14 $PTR= E15 FUS=[YR=2005] E22 S14 R2 D2 S4 D2 L2 S14 W10 D4 L4 W5 L3 U4 N36 $ 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	0462	ST/AL FNC	0	100	55	4	220.00	SF	10.00	10.00	100	2006	2006	3	40	880	
2	0462	ST/AL FNC	0	100	41	4	90.00	SF	10.00	10.00	100	2006	2006	3	40	360	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2006	2006	3	24	461	

LAND DESCRIPTION

TOTAL OB/XF 1,701

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-2	52.00	132.00	52.00	FF		1.00	1.00	1.50	1,800.00	2,700.00	140,400							

REVIEW DATE 01/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,400 Market: 0 Agricultural: 0 Common: 140,400 PRINTED 07/30/2025 BY SYS