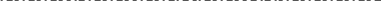




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 50		0500	01	4,059	102.9600		162.68			660,318	2004	2004	0	0	0	9.75	90.25	VALUATION BY					STANDARD								
Exterior Wall		17	CB STUCCO 50		1 SFR CUST - 100% - 2021										Heated Area: 3588					HX Base Yr 2021					Tax Group: 2					Tax Dist:				
Roof Structure		08	IRREGULAR 100																						BUILDING MARKET VALUE					595,937				
Roof Cover		03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE					39,318				
Interior Wall		05	DRYWALL 100																						TOTAL LAND VALUE - MARKET					302,400				
Interior Floor		11	CLAY TILE 50																						TOTAL MARKET VALUE					937,655				
Interior Floor		14	CARPET 50																						SOH/AGL Deduction					342,822				
Air Condition		03	CENTRAL 100																						ASSESSED VALUE					594,833				
Heating Type		04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE					HX HB 50,722				
Bedrooms			4 100																						BASE TAXABLE VALUE					544,111				
Bathrooms			4 100																						TOTAL JUST VALUE					937,655				
Frame		03	MASONRY 100																						NCON VALUE					0				
Stories		2.	2. 100																						INCOME VALUE									
Units			0 100																						PREVIOUS YEAR MKT VALUE					897,955				
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA				01																											
NEIGHBORHOOD/LOC		2021.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,390	100	2004	2,390	350,897																													
FGR	599	55	2004	329	48,304																													
FOP	474	30	2004	142	20,849																													
FUS	1,198	100	2004	1,198	175,889																													
TOTALS		4,661			4,059	595,937																												
EXTRA FEATURES					3017 AMELIA RD, FERNANDINA BEACH																													
L N	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	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2004	2004	3	87	3,480																			
2	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	2003	2003	3	82	85																			
3	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	2003	2003	3	82	85																			
4	0812	CONCRETE C	0 100	0	0	4,970.00	SF	4.00	4.00	100	2004	2004	3	83	16,500																			
5	0866	POOL FIBER	0 100	0	0	256.00	SF	72.00	72.00	100	2008	2008	3	31	5,714																			
6	0845	KOOL DECK	0 100	0	0	832.00	SF	7.25	7.25	100	2008	2008	3	88	5,308																			
7	0462	ST/AL FNC	0 100	88	5	440.00	SF	10.00	10.00	100	2008	2008	3	48	2,112																			
8	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	72	432																			
9	0462	ST/AL FNC	0 100	249	5	1,245.00	SF	10.00	10.00	100	2006	2006	3	40	4,980																			
10	0465	FNC GT 15'	0 100	0	0	2.00	UT	450.00	450.00	100	2006	2006	3	66	594																			
LAND DESCRIPTION										TOTAL OB/XF										39,290														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RLM	0.00	0.00	0.96	AC		1.00	1.00	1.00	315,000.00	315,000.00	302,400																	

GINGERICH ANDREW S & JOSIE M
3017 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2025

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