



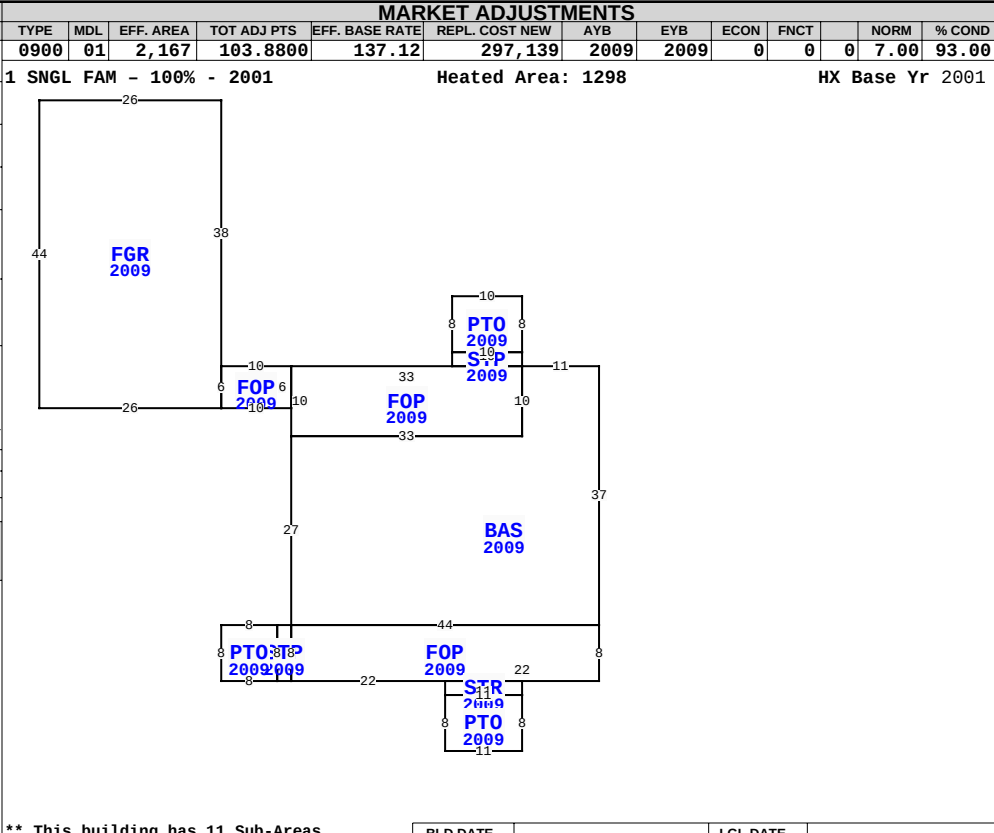
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,298	100	2009	1,298	165,523
FGR	1,144	55	2009	629	80,211
FOP	60	30	2009	18	2,295
FOP	330	30	2009	99	12,625
FOP	352	30	2009	106	13,518
PTO	64	5	2009	3	382
PTO	80	5	2009	4	510
PTO	88	5	2009	4	510
STP	16	10	2009	2	255
STP	20	10	2009	2	255
TOTALS	3,474			2,167	276,339

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	38	27	1,026.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	0	0	113.00	SF	6.50	6.50
3	0351	CARPORT MT	0 100	23	23	529.00	SF	6.60	6.60

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.51



** This building has 11 Sub-Areas

2946 AMELIA RD, FERNANDINA BEACH	BLD DATE	LGL DATE	04/29/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0 100	38	27	1,026.00	SF	6.50	6.50	100	2009	2009	3	89	5,935	
2	0810	CONCRETE A	0 100	0	0	113.00	SF	6.50	6.50	100	2009	2009	3	89	654	
3	0351	CARPORT MT	0 100	23	23	529.00	SF	6.60	6.60	100	2009	2009	3	35	1,222	

TOTAL OB/XF										7,811						
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
1	000100	C	RES	100		RSF-2	0.00	0.00	1.51	AC		1.00	1.00	1.00	315,000.00	315,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE		276,339			
TOTAL MARKET OB/XF VALUE		7,811			
TOTAL LAND VALUE - MARKET		475,650			
TOTAL MARKET VALUE		759,800			
SOH/AGL Deduction		559,930			
ASSESSED VALUE		199,870			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		149,148			
TOTAL JUST VALUE		759,800			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		724,155			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21857	CO ISSUED	0	03/06/2009
M14265	H/AC	0	11/01/2008
P13521	NEW CONSTR	0	10/01/2008
B21924	DEMOLITION	3,545	09/01/2008
E21261	ELEC OTHER	500	09/01/2008
R11523	REPAIR/RRF	6,480	09/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1584/0294	9/08/2008	QC Q	Q	I	01	100
GRANTOR: BOLDEN RUBEN L & SHIR						
GRANTEE: BOLDEN RONALD LEE						
0929/1582	4/27/2000	QC Q	Q	I	01	100
GRANTOR: BOLDEN RUBEN L & SHIR						
GRANTEE: BOLDEN RONALD LEE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W11 STP=[YR=2009] N2 PTO=[YR=2009] N8 W10 S8 E10\$ W10 S2 E10\$ FOP=[YR=2009] W33 FOP=[YR=2009] W10 FGR=[YR=2009] N38 W26 S44 E26 N6\$ S6 E10 N6\$ S10 E33 N10\$ S10 W33 S27 STP=[YR=2009] W2 PTO=[YR=2009] W8 S8 E8 N8\$ S8 E2 N8\$ FOP=[YR=2009] S8 E22 STR=[YR=2009] S2 PTO=[YR=2009] S8 E11 N8 W11\$ E11 N2 W11\$ E22 N8 W44 \$ E44 N37\$.									