PT OF LOT 30
PT OR 2615/584
(EX OR 2444/1701)

CROTTS LILLIAN M L/E/
PO BOX 6224
FERNANDINA BEACH, FL 32035-6224

2025

00-00-30-044B-0030-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

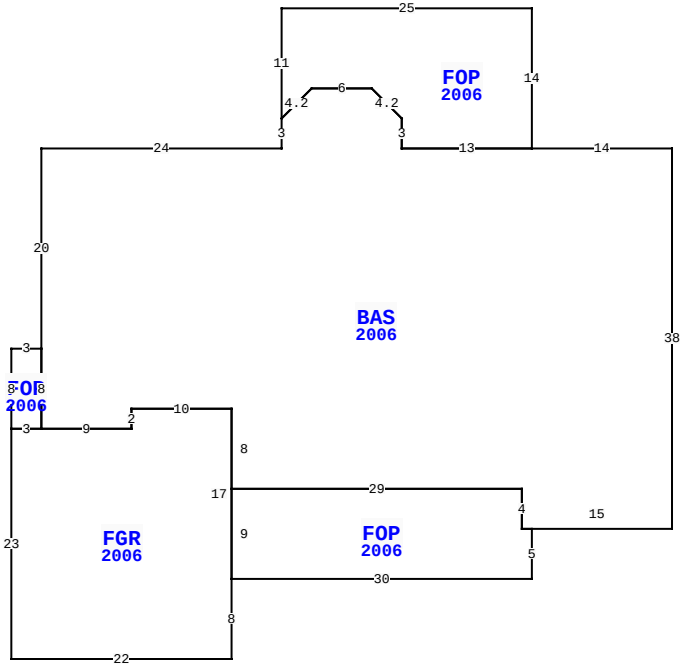
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,131	100	2006	2,131	298,541
FGR	526	55	2006	289	40,488
FOP	24	30	2006	7	981
FOP	266	30	2006	80	11,208
FOP	287	30	2006	86	12,048
TOTALS	3,234			2,593	363,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,593	116.6256	153.95	399,192	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2020 Heated Area: 2131 HX Base Yr 2020



2943 AMELIA RD, FERNANDINA BEACH

BLD DATE	12/02/2008 DJ	LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		363,265
TOTAL MARKET OB/XF VALUE		15,830
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		594,095
SOH/AGL Deduction		368,811
ASSESSED VALUE		225,284
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		174,562
TOTAL JUST VALUE		594,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11232	H/AC	0	03/01/2006
E16848	ELEC OTHER	2,000	02/01/2006
P10700	OTHER	0	02/01/2006
B16877	NEW CONSTR	200,000	01/01/2006
C16877	CO ISSUED	200,000	01/01/2006
R08756	REPAIR/RRF	4,600	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2615/0584	1/23/2023	ED	U	I	11	100

GRANTOR: CROTTS LILLIAN M

GRANTEE: MCMEANS ANGELA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FOP=[YR=2006] N14 W25 S11 U3 R3 E6 R3 D3 S3 E13$ W13 N3 U3 L3 W6 L3 D3 S3 W24 S20 FOP=[YR=2006] W3 S8 E3 N8$ S8 FGR=[YR=2006] W3 S23 E22 N8 FOP=[YR=2006] E30 N5 W1 N4 W29 S9$ N17 W10 S2 W9$ E9 N2 E10 S8 E29 S4 E15 N38$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	100	0	0	194.00	SF	6.50	6.50	100	2008	2008	3	88	1,110	
3	0812	CONCRETE C	0	100	0	0	3,297.00	SF	4.00	4.00	100	2008	2008	3	88	11,605	

LAND DESCRIPTION

TOTAL OB/XF 15,830

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							

REVIEW DATE 02/04/2019 BY DJ Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS