5-2N-28 S-2 PT OF LOTS 91 & 92
IN OR 975/1185
OCEAN BREEZE FARMS PB 2/19

FRENCH DEAN D
903 AMELIA DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-044B-0091-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

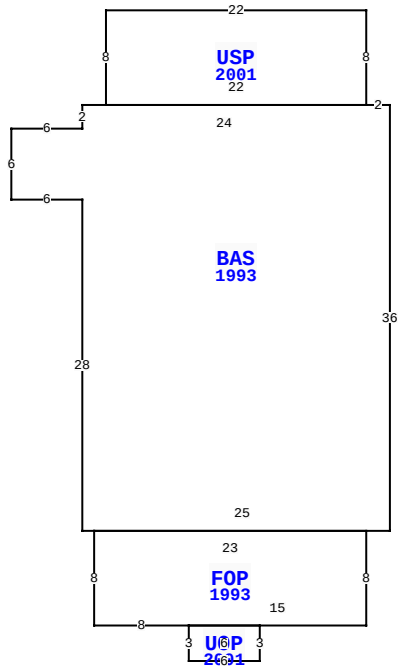
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100	1993	972	65,676
FOP	184	30	1993	55	3,716
UOP	18	20	2001	4	270
USP	176	30	2001	53	3,581
TOTALS	1,350			1,084	73,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,084	91.0000	91.00	98,644	1950	1950	0	0	0	25.75	74.25

1 SINGLE FAM – 0% - 0 Heated Area: 972 HX Base Yr



2634 MIDWAY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	73,243
TOTAL MARKET OB/XF VALUE	2,251
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	175,494
SOH/AGL Deduction	30,221
ASSESSED VALUE	145,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,273
TOTAL JUST VALUE	175,494
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017849	CHNGE SRVC	0	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0975/1185	3/14/2001	WD	Q	I		49,800
GRANTOR: WILLIAMS H E TRUSTEE						
GRANTEE: FRENCH DEAN D						
0967/1204	1/22/2001	WD	Q	I		38,500
GRANTOR: THOMAS JERRY N & ILEE						
GRANTEE: WILLIAMS H E TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 USP=[YR=2001] N8 W22 S8 E22 $ W24 S2 W6 S6 E6 S28 E1 FOP=[YR=1993] S8 E8 UOP=[YR=2001] S3 E6 N3 W6 $ E15 N8 W23 $ E25 N36 $.

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	0350	CARPORT WD	0	0	13	24	312.00	SF	13.00	13.00	100	1950	1950	3	20	811	
2	0940	SHEDS/PORT	0	0	24	10	240.00	SF	30.00	30.00	100	1950	1950	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 2,251

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	0		RSF-	2100.00	165.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS