PT OF LOT 55 IN OR 2097/1076
(EX OR 526/495)
SUB PT OF SEC 4 PB 0/59

MCCARTHY RYAN P & JENIFER R
2549 AMELIA RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0055-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

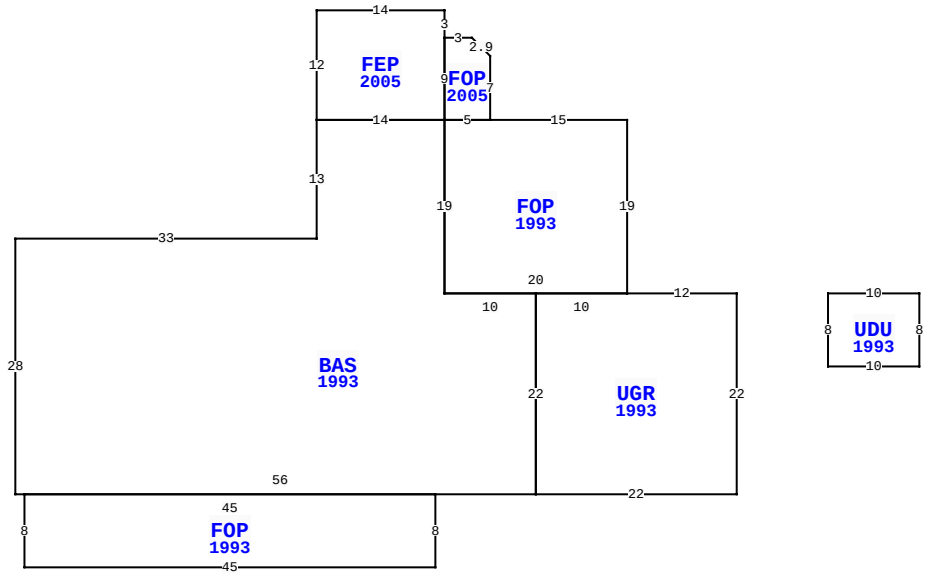
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	1993	1,718	149,979
FEP	168	80	2005	134	11,698
FOP	360	30	1993	108	9,428
FOP	380	30	1993	114	9,952
FOP	43	30	2005	13	1,135
UDU	80	55	1993	44	3,841
UGR	484	45	1993	218	19,031
TOTALS	3,233			2,349	205,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,349	128.3800	128.38	301,565	1956	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1718 HX Base Yr 2018



2549 AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		205,064
TOTAL MARKET OB/XF VALUE		14,648
TOTAL LAND VALUE - MARKET		441,000
TOTAL MARKET VALUE		660,712
SOH/AGL Deduction		381,287
ASSESSED VALUE		279,425
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,703
TOTAL JUST VALUE		660,712
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		631,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001373	TTL REM	48,650	03/01/2017
7788	REPAIR/RRF	2,000	01/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2097/1076	1/25/2017	WD	Q	I	01	275,000
GRANTOR: KRUSE KOBY W						
GRANTEE: MCCARTHY RYAN P & J						
2084/0207	11/07/2016	FJ	U	I	11	100
GRANTOR: KRUSE JACK W EST						
GRANTEE: KRUSE KOBY W						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W12 FOP=[YR=1993] N19 W15 FOP=[YR=2005] N7 L2 U2 W3 FEP=[YR=2005] N3 W14 S12 BAS=[YR=1993] S13 W33 S28 E1 FOP=[YR=1993] S8 E45 N8 W45 $ E56 N22 W10 N19 W14 $ E14 N9 $ S9 E5 $ W5 S19 E20 $ W10 S22 E22 N22 $ PTR= E10 UDU=[YR=1993] E10 S8 W10 N8 $ W10 $.

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	1956	1956	3	20	700	
2	0866	POOL FIBER	0	100	0	0	600.00	SF	72.00	72.00	100	1975	1975	3	20	8,640	
3	0910	SCRN RM L	0	100	0	0	240.00	SF	15.00	15.00	100	1980	1980	3	20	720	
4	0810	CONCRETE A	0	100	0	0	433.00	SF	6.50	6.50	100	1975	1975	3	25	704	
5	0812	CONCRETE C	0	100	0	0	1,950.00	SF	4.00	4.00	100	1986	1986	3	47	3,666	
6	0810	CONCRETE A	0	100	5	8	40.00	SF	6.50	6.50	100	2005	2005	3	84	218	

LAND DESCRIPTION

TOTAL OB/XF 14,648

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	1.40	AC		1.00	1.00	1.00	315,000.00	315,000.00	441,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.40 Total Land Value: 441,000 Market: 0 Agricultural: 0 Common: 441,000 PRINTED 07/30/2025 BY SYS