PT OF LOT 55 (S-5)
IN OR 2374/416
SUB PT OF SEC 4 PB 0/59

BANKSTON KELLY
740 OLD AMELIA AV
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0055-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

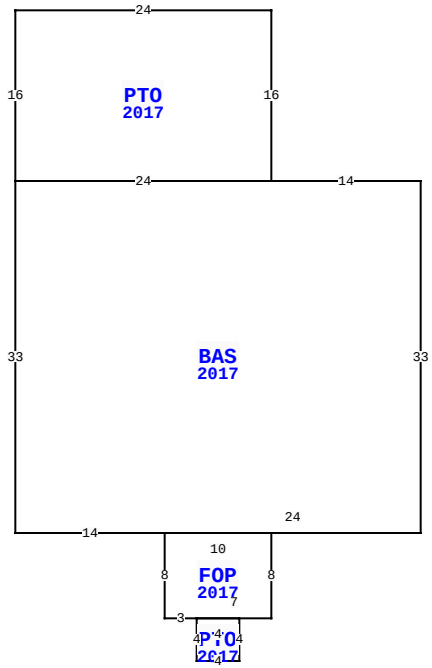
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,254	100	2017	1,254	192,370
FOP	80	30	2017	24	3,682
PTO	16	5	2017	1	153
PTO	384	5	2017	19	2,915
TOTALS	1,734			1,298	199,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,298	119.8080	158.15	205,279	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2021 Heated Area: 1254 HX Base Yr 2021



740 OLD AMELIA AV, 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		199,121
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		299,121
SOH/AGL Deduction		30,879
ASSESSED VALUE		268,242
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		217,520
TOTAL JUST VALUE		299,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1710440	CO ISSUED	0	11/27/2017
B1705150	NEW CONSTR	144,571	06/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2666/1165	4/04/2023	QC	U	I	11	100
GRANTOR: BANKSTON TROY						
GRANTEE: BANKSTON KELLY						
2374/0416	7/02/2020	WD	Q	I	01	285,000
GRANTOR: BYNUM JOHNNY D & VENI						
GRANTEE: BANKSTON KELLY A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 PTO=[YR=2017] N16 W24 S16 E24$ W24 S33 E14
FOP=[YR=2017] S8 E3 PTO=[YR=2017] S4 E4 N4 W4$ E7 N8 W10$
E24 N33$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-	2100.00	210.00	100.00	FF		1.00	1.00	1.25	800.00	1,000.00	100,000							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS