PT OF LOTS 59 62 & 63 & 15 FT
ALLEY IN OR 746/1483
SUB PT OF SEC 4 PB 3/59

FLOWERS BRETT G
2580 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0059-0020

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 50
Interior Wall	04	PLYWOOD 50
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
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

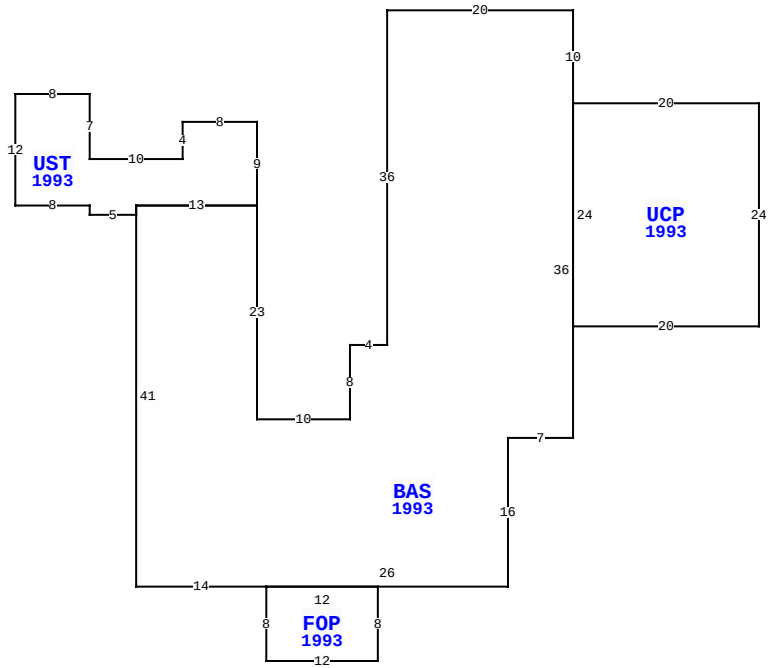
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,945	100	1993	1,945	145,302
FOP	96	30	1993	29	2,167
UCP	480	20	1993	96	7,172
UST	223	45	1993	100	7,471
TOTALS	2,744			2,170	162,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,170	118.5800	118.58	257,319	1950	1970	0	0	0	37.00	63.00

1 SINGLE FAM – 100% - 1996 Heated Area: 1945 HX Base Yr 1996



2580 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		162,111
TOTAL MARKET OB/XF VALUE		3,451
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		340,562
SOH/AGL Deduction		212,815
ASSESSED VALUE		127,747
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,025
TOTAL JUST VALUE		340,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209780	XFOB	6,745	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0746/1483	12/19/1995	WD	Q	I		79,500
GRANTOR: TERRELL ALBERT N JR &						
GRANTEE: FLOWERS BRETT G						
0652/0434	3/20/1992	WD	Q	I		54,000
GRANTOR: STEWART MARGARET H						
GRANTEE: TERRELL & WEST						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W20 BAS=[YR=1993] N10 W20 S36 W4 S8 W10 N23 UST=[YR=1993] N9 W8S4 W10 N7 W8 S12 E8 S1 E5 N1 E13$ W13 S41 E14 FOP=[YR=1993] S8 E12 N8 W12$ E26 N16 E7 N36$ S24 E20 N24$.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	29.75	29.75	100	2002	2002	3	29	3,451	

LAND DESCRIPTION

TOTAL OB/XF 3,451

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	175,000.00	175,000.00	175,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS