PT OF LOT 59 RP 283
IN OR 118/550, OR 420/116 (EX S-
& OR 811/916 & PT 1302/1209 (EX

EMMONS CLARENCE L & SYBIL W
2524 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0059-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

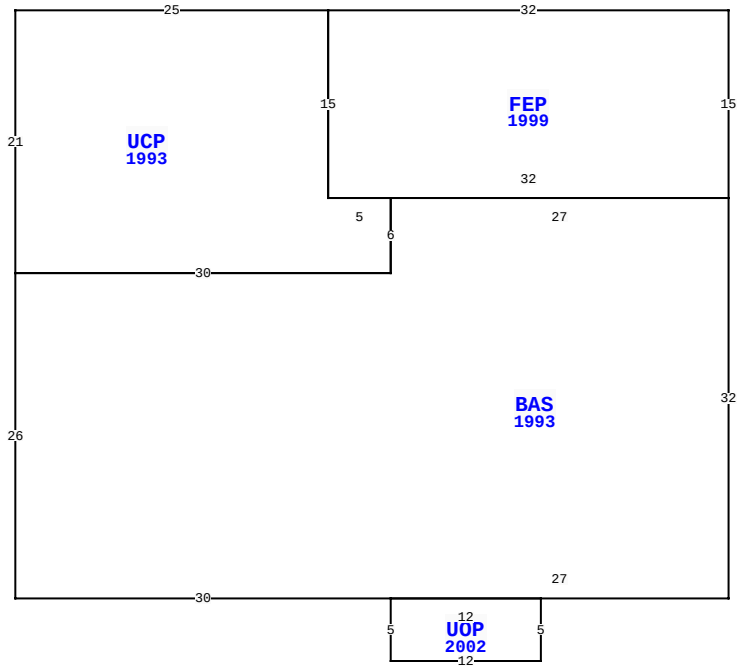
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100	1993	1,644	141,045
FEP	480	80	1999	384	32,945
UCP	555	20	1993	111	9,523
UOP	60	20	2002	12	1,029
TOTALS	2,739			2,151	184,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,151	108.6000	108.60	233,599	1969	1969	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 0 Heated Area: 1644 HX Base Yr 1972



2524 AMELIA RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		196,196
TOTAL MARKET OB/XF VALUE		10,547
TOTAL LAND VALUE - MARKET		253,750
TOTAL MARKET VALUE		460,493
SOH/AGL Deduction		237,369
ASSESSED VALUE		223,124
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,402
TOTAL JUST VALUE		460,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310966	REPAIR/RRF	2,400	01/01/2003
B0108062	DEMOLITION	0	03/01/2001
R980988	REPAIR/RRF	1,393	05/01/1998
B9804671	XFOB	1,500	02/01/1998
7001	REPAIR/RRF	3,800	02/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1302/1209	3/17/2005	WD	U	I	07	100
GRANTOR: EMMONS SYBIL W & SHAR						
GRANTEE: EMMONS CLARENCE L &						
0811/0916	10/28/1997	WD	Q	V	06	100
GRANTOR: WRENCH HOWARD G & JES						
GRANTEE: EMMONS CLARENCE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1999] W32 UCP=[YR=1993] W25 S21 BAS=[YR=1993] S26 E30 UOP=[YR=2002] S5 E12 N5 W12$ E27 N32 W27 S6 W30 $ E30 N6 W5 N15$ S15 E32 N15$.

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	1981	1981	3	46.5	1,628	
2	0811	CONCRETE B	0	100	0	0	887.00	SF	5.20	5.20	100	1985	1985	3	44	2,029	
3	0812	CONCRETE C	0	100	0	0	1,474.00	SF	4.00	4.00	100	1999	1999	3	75	4,422	
4	0825	BRICK	0	100	11	7	77.00	SF	12.50	12.50	100	1999	1999	3	93	895	
5	1076	TRELLIS A	0	100	10	7	70.00	SF	6.75	6.75	100	1998	1998	3	20	95	
6	0351	CARPORT MT	0	100	32	22	704.00	SF	10.00	10.00	100	2004	2004	3	21	1,478	

LAND DESCRIPTION

TOTAL OB/XF 10,547

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							
2	000100	C	RES	100		RSF-2	0.00	0.00	0.25	AC		1.00	1.00	1.00	315,000.00	315,000.00	78,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.25 Total Land Value: 253,750 Market: 0 Agricultural: 0 Common: 253,750 PRINTED 07/30/2025 BY SYS

PT OF LOT 59 RP 283
IN OR 118/550, OR 420/116 (EX S-
& OR 811/916 & PT 1302/1209 (EX

EMMONS CLARENCE L & SYBIL W
2524 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0059-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

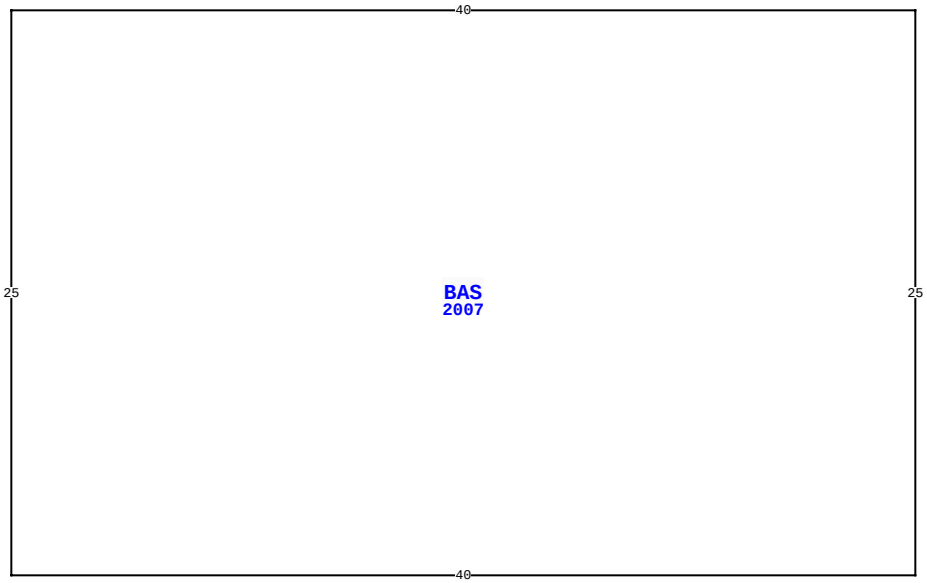
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	2007	1,000	11,653
TOTALS	1,000			1,000	11,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,000	58.3200	21.58	21,580	1998	1998	0	0	0	46.00	54.00

2 GARAGE RES – 100% - 0 Heated Area: 1000 HX Base Yr 1972



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XF DATE		LAND DATE	04/29/2025 MLU
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2524 AMELIA RD, FERNANDINA BEACH

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: EMMONS CLARENCE L &						
0811/0916	10/28/1997	WD	Q	V	06	100
GRANTOR: WRENCH HOWARD G & JES						
GRANTEE: EMMONS CLARENCE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S25 E40 N25$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.25 Total Land Value: 253,750 Market: 0 Agricultural: 0 Common: 253,750 PRINTED 07/30/2025 BY SYS