PT OF LOTS 60 61
IN OR 2598/902
SUB PT OF SEC 4 PB 0/59

AMELIA CONCEPTS LLC
11323 PHILLIPS PKWY DR E STE 7
JACKSONVILLE, FL 32256

2025

00-00-30-0740-0060-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

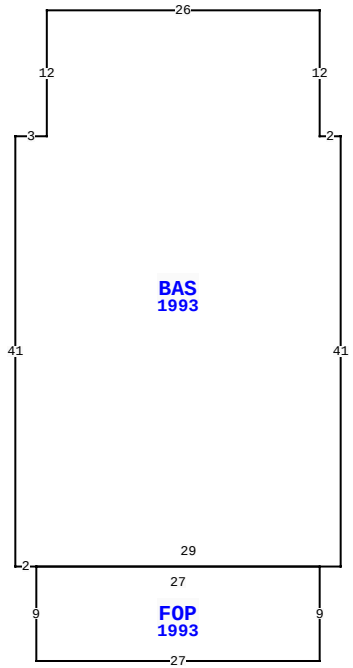
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,583	100	1993	1,583	92,709
FOP	243	30	1993	73	4,276
TOTALS	1,826			1,656	96,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,656	110.5000	110.50	182,988	1930	1930	0	0	0	47.00	53.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1583 HX Base Yr



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

2633 AMELIA RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	96,984
TOTAL MARKET OB/XF VALUE	723
TOTAL LAND VALUE - MARKET	346,500
TOTAL MARKET VALUE	444,207
SOH/AGL Deduction	2,605
ASSESSED VALUE	441,602
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	441,602
TOTAL JUST VALUE	444,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	423,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004348	DEMO	6,500	04/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/0902	10/14/2022	WD	U	I	30	463,300
GRANTOR: RIVER GREEN ESTATES L						
GRANTEE: AMELIA CONCEPTS LLC						
2583/0001	5/18/2022	WD	Q	I	01	430,000
GRANTOR: PAGE BOBBIE SUE WORTH						
GRANTEE: RIVER GREEN ESTATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N12 W26 S12 W3 S41 E2 FOP=[YR=1993] S9 E27 N9W27$ E29 N41$.

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	0810	CONCRETE A	0	0	38	4	152.00	SF	6.50	6.50	100	1985	1985	3	44	435	
2	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	1995	1995	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 723

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-2	0.00	0.00	1.10	AC		1.00	1.00	1.00	315,000.00	315,000.00	346,500							

REVIEW DATE 07/10/2025 BY HS Total Acres: 1.10 Total Land Value: 346,500 Market: 0 Agricultural: 0 Common: 346,500 PRINTED 07/30/2025 BY SYS