PT OF LOTS 60 & 61 &
PT R/W ADBN
IN OR 2600/1296

BRIEN GARY J & HEIDI E H L/E/
2645 AMELIA RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0060-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

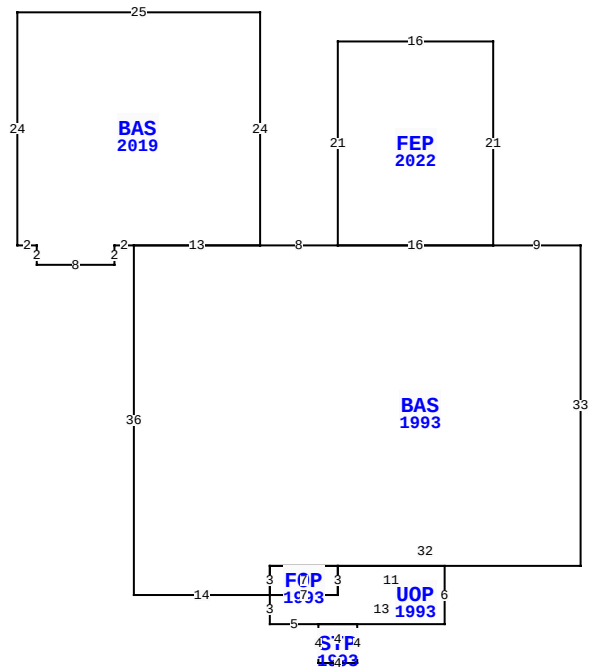
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,560	100	1993	1,560	267,553
BAS	616	100	2019	616	105,649
FEP	336	80	2022	269	46,135
FOP	21	30	1993	6	1,029
STP	16	10	1993	2	343
UOP	87	20	1993	17	2,916
TOTALS	2,636			2,470	423,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,470	143.1750	188.99	466,805	1948	2015	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2022 Heated Area: 2176 HX Base Yr 2022



2645 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		441,755
TOTAL MARKET OB/XF VALUE		91,511
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		708,266
SOH/AGL Deduction		71,337
ASSESSED VALUE		636,929
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		586,207
TOTAL JUST VALUE		708,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		665,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006311	911=2108	25,000	05/16/2023
230000543	861=500SF 855=500	95,675	02/14/2023
20216064	ADDITION	0	07/01/2021
B1900030	ADDITION	68,586	01/03/2019
B1709054	GARAGE	29,218	10/13/2017
17001583	REMODEL	38,000	02/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2600/1296	11/02/2022	LE	U	I	11	100
GRANTOR: BRIEN GARY J & HEIDI						
GRANTEE: BRIWN NICOLE & TORI						
2440/1008	3/03/2021	WD	Q	I	01	646,000
GRANTOR: WELLNER ERIC F & BARB						
GRANTEE: BRIEN GARY J & HEID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W9 W16 W8 W13 S36 E14 N3 E32 N33 $
BAS=[YR=2019;ORIG=-33,0] N24 W25 S24 E2 S2 E8 N2 E2 E13 $
FEP=[YR=2022;ORIG=-9,0] N21 W16 S21 E16 $
UOP=[YR=1993;ORIG=-32,36] S3 E5 E13 N6 W11 S3 W7 $
FOP=[YR=1993;ORIG=-25,33] W7 S3 E7 N3 $
STP=[YR=1993;ORIG=-27,39] S4 E4 N4 W4 $
.

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	0812	CONCRETE C	0	100	0	0	1,901.00	SF	4.00	4.00	100	2018	2018	3	97	7,376	
2	0462	ST/AL FNC	0	100	0	0	298.00	SF	10.00	10.00	100	2018	2018	3	84	2,503	
3	0855	CONC PAVER	0	100	0	0	352.00	SF	10.00	10.00	100	2022	2022	3	99	3,485	
4	0861	POOL GUNIT	0	100	0	0	501.00	SF	85.00	85.00	100	2024	2023		98	41,733	
5	0911	SCRN RM A	0	100	0	0	1,579.00	SF	17.50	17.50	100	2024	2023		97	26,804	
6	0855	CONC PAVER	0	100	0	0	767.00	SF	10.00	10.00	100	2024	2023		100	7,670	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 91,511

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 01/24/2024 BY TW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS

PT OF LOTS 60 & 61 &
PT R/W ADBN
IN OR 2600/1296

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FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0060-0070

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

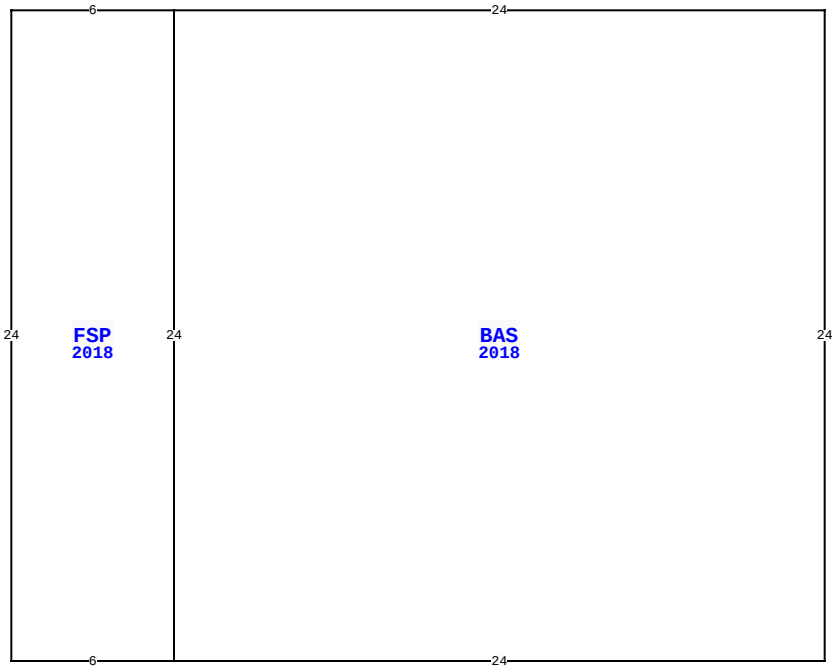
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2018	576	16,471
FSP	144	40	2018	58	1,658
TOTALS	720			634	18,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	634	82.2030	30.42	19,286	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2022 Heated Area: 576 HX Base Yr 2022



2645 AMELIA RD, FERNANDINA BEACH

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		665,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: BRIEN GARY J & HEIDI						
GRANTEE: BRIWN NICOLE & TORI						
2440/1008	3/03/2021	WD	Q	I	01	646,000
GRANTOR: WELLNER ERIC F & BARB						
GRANTEE: BRIEN GARY J & HEID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W24 S24 E24 N24 $
FSP=[YR=2018;ORIG=-24,0] W6 S24 E6 N24 $
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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 01/24/2024 BY TW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS