PT OF LOT 62
IN OR 1886/73
SUB PT OF SEC 4 PB 0/59

BARROWS DANIEL L & CARLENE J
2620 AMELIA RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0062-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

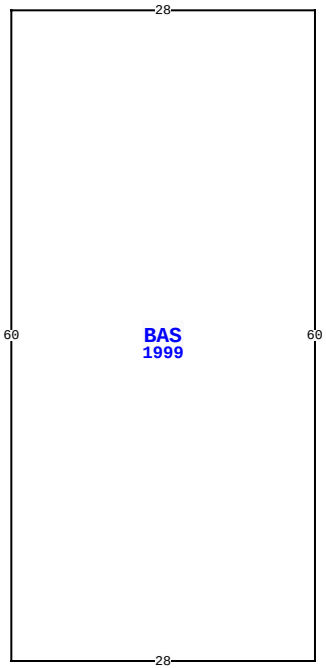
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1999	1,680	164,640
TOTALS	1,680			1,680	164,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	112.0000	112.00	188,160	1999	1999	0	0	0	12.50	87.50

2 SINGLE FAM – 100% - 0 Heated Area: 1680 HX Base Yr 1984



2620 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		164,640
TOTAL MARKET OB/XF VALUE		1,904
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		341,544
SOH/AGL Deduction		197,859
ASSESSED VALUE		143,685
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,963
TOTAL JUST VALUE		341,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210244	GARAGE	28,512	09/01/2002
B9501843	NEW CONSTR	58,400	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1886/0073	9/29/2013	WD	U	I	11	100
GRANTOR: BARROWS DANIEL L & CA						
GRANTEE: BARROWS DANIEL L &						
1312/1962	4/27/2005	WD	U	I	07	100
GRANTOR: BARROWS JAMES F & DOR						
GRANTEE: BARROWS DANIEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W28 S60 E28 N60 $.

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	0350	CARPORT WD	0	100	0	0	480.00	SF	13.00	13.00	100	1980	1980	3	20	1,248	
2	1242	WD DECK A	0	100	30	10	300.00	SF	10.00	10.00	100	1999	1999	3	20	600	
3	1242	WD DECK A	0	100	7	4	28.00	SF	10.00	10.00	100	1999	1999	3	20	56	

LAND DESCRIPTION

TOTAL OB/XF 1,904

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