PT OF LOT 62
IN OR 1628/1912
SUB OF PT OF SEC 4 PBK 1/5

PEEPLES DANIEL T & HELEN J
2646 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0062-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

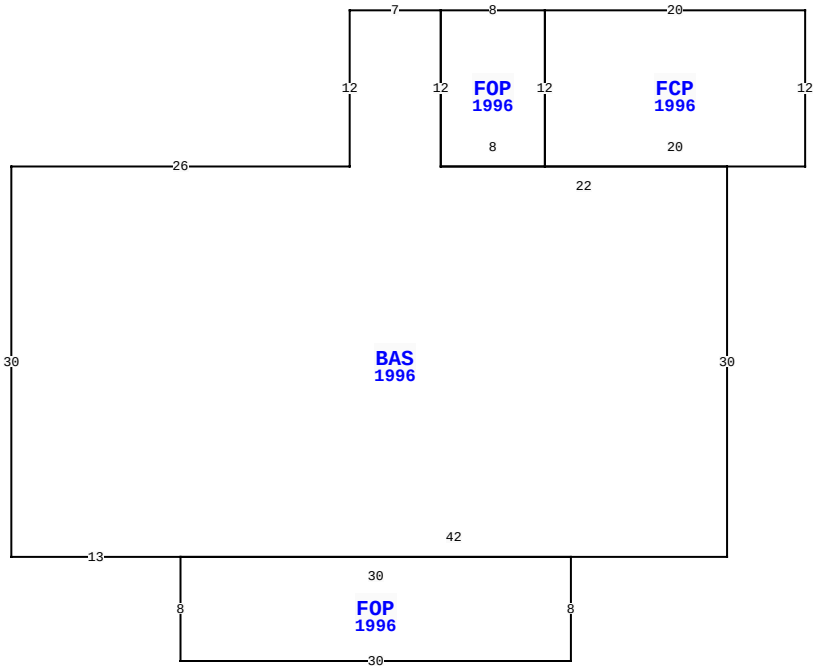
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,734	100	1996	1,734	166,363
FCP	240	25	1996	60	5,757
FOP	96	30	1996	29	2,782
FOP	240	30	1996	72	6,908
TOTALS	2,310			1,895	181,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,895	107.8000	107.80	204,281	1996	2001	0	0	0	11.00	89.00

1 SINGLE FAM – 100% - 2010 Heated Area: 1734 HX Base Yr 2010



2646 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		181,810
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		415,800
TOTAL MARKET VALUE		600,305
SOH/AGL Deduction		404,974
ASSESSED VALUE		195,331
TOTAL EXEMPTION VALUE	HX HB VX SX VP	123,644
BASE TAXABLE VALUE		71,687
TOTAL JUST VALUE		600,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		572,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401458	NEW CONSTR	70,597	11/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/1404	3/15/2023	QC	U	I	11	100
GRANTOR: PEEPLES DANIEL T						
GRANTEE: PEEPLES DANIEL T &						
1628/1912	7/09/2009	QC	U	I	11	100
GRANTOR: PEEPLES KIRBY T						
GRANTEE: PEEPLES DANIEL T						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1996] W20 FOP=[YR=1996] W8 BAS=[YR=1996] W7 S12 W26 S30 E13 FOP=[YR=1996] S8 E30 N8 W30 $ E42 N30 W22 N12 $ S12 E8 N12 $ S12 E20 N12 $.

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	1996	1996	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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-	2168.00	342.00	1.32	AC		1.00	1.00	1.00	315,000.00	315,000.00	415,800							

REVIEW DATE 02/14/2021 BY TWA Total Acres: 1.32 Total Land Value: 415,800 Market: 0 Agricultural: 0 Common: 415,800 PRINTED 07/30/2025 BY SYS