

PT OF LOT 62
IN OR 2724/1741
SUB OF SEC 4 PB 0/59

HAMBURG COREY JAMES
2658 AMELIA RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0062-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 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	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. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2000	2,494	238,127
FDG	1,560	60	2000	936	89,369
FOP	88	30	2000	26	2,482
FOP	312	30	2000	94	8,975
PTO	12	5	2000	1	96
UOP	24	20	2000	5	478
UOP	30	20	2000	6	573
UOP	36	20	2000	7	669
UOP	39	20	2000	8	764

TOTALS	4,595			3,577	341,532
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	5,337.00	SF	4.00
2	0810	CONCRETE A	0	100	0	0	203.00	SF	6.50
3	0810	CONCRETE A	0	100	18	18	324.00	SF	6.50
4	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF	2110.00	397.00	1.02

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,577	108.5040	108.50	388,104	2000	2000		0	0	12.00
1 SINGLE FAM - 100% - 2017 Heated Area: 2494 HX Base Yr 2017											

2658 AMELIA RD, FERNANDINA BEACH	BLD DATE	LGL DATE	04/29/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0812	CONCRETE C	0	100	0	0	5,337.00	SF	4.00	4.00	100	2000	2000	3	77	16,438	
2	0810	CONCRETE A	0	100	0	0	203.00	SF	6.50	6.50	100	2000	2000	3	77	1,016	
3	0810	CONCRETE A	0	100	18	18	324.00	SF	6.50	6.50	100	2000	2000	3	77	1,622	
4	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	2000	2000	3	77	120	

TOTAL OB/XF													19,196	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
RSF	2110.00	397.00	1.02	AC		1.00	1.00	1.00	315,000.00	315,000.00	321,300			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		341,532	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		321,300	
SOH/AGL Deduction		TOTAL MARKET VALUE		682,028	
ASSESSED VALUE		SOH/AGL Deduction		377,281	
TOTAL EXEMPTION VALUE		ASSESSED VALUE		304,747	
BASE TAXABLE VALUE		TOTAL EXEMPTION VALUE		50,722	
TOTAL JUST VALUE		BASE TAXABLE VALUE		254,025	
NCON VALUE		TOTAL JUST VALUE		682,028	
INCOME VALUE		NCON VALUE		0	
PREVIOUS YEAR MKT VALUE		INCOME VALUE		652,009	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906486	NEW CONSTR	108,472	10/01/1999
B9906487	GARAGE	54,750	10/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2724/1741	7/08/2024	WD U	I	I	11
GRANTOR: HAMBURG COREY & MARY					
GRANTEE: HAMBURG COREY JAMES					
2041/0966	3/28/2016	SW U	I	I	12
GRANTOR: SABR MORTGAE LOAN 20					
GRANTEE: HAMBURG COREY & MAR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2000] W4 BAS=[YR=2000] W8 N19 FOP=[YR=2000] N12 W13 UOP=[YR=2000] N3 W13 S3 E13 \$ W13 S12 E26 \$ W42 UOP=[YR=2000] N6 PTO=[YR=2000] N3 W4 S3 E4 \$ W4 S6 E4 \$ W18 S40 E32 FOP=[YR=2000] S8 E1 UOP=[YR=2000] S3 E10 N3 W10 \$ E10 N8 W11 \$ E14 D2 R2 E5 U2 R2 E5 N11 E8 N10 \$ S9 E4 N9\$ PTR= E15 FDG=[YR=2000] E52 S30 W52 N30 \$ W15 \$.									