PT OF LOTS 76 & 77 & PT OF
ABND ALLEY IN OR 2545/592
RECIPROCAL ESMT IN OR 802/1283

2854077 ONTARIO INC
9301 MILBUROUGH LINE
CAMPBELLVILLE ON, LOP1B-0

2025

00-00-30-0740-0076-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

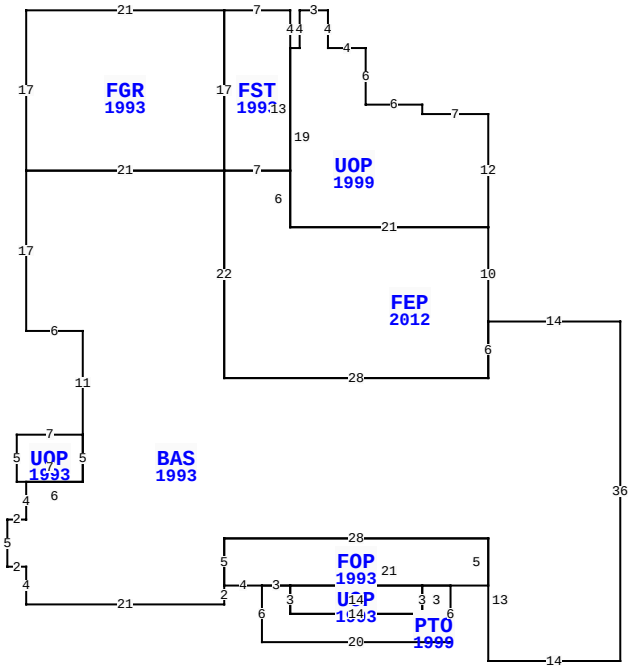
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,860	100	1993	1,860	246,094
FEP	490	80	2012	392	51,865
FGR	357	55	1993	196	25,932
FOP	140	30	1993	42	5,557
FST	119	55	1993	65	8,600
PTO	78	5	1999	4	529
UOP	35	20	1993	7	927
UOP	42	20	1993	8	1,058
UOP	326	20	1999	65	8,600
TOTALS	3,447			2,639	349,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,639	119.3280	157.51	415,669	1982	1992	0	0	0	16.00	84.00

1 SNGL FAM – 0% - 2023 Heated Area: 1860 HX Base Yr



2710 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	349,162
TOTAL MARKET OB/XF VALUE	17,025
TOTAL LAND VALUE - MARKET	398,160
TOTAL MARKET VALUE	764,347
SOH/AGL Deduction	0
ASSESSED VALUE	764,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	764,347
TOTAL JUST VALUE	764,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	729,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805543	XFOB	5,200	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/0592	3/08/2022	WD	Q	I	01	690,000
GRANTOR: PARSONS WILLARD E & P						
GRANTEE: 2854077 ONTARIO INC						
2478/1082	12/07/2020	QC	U	I	11	100
GRANTOR: PARSONS WILLARD E & P						
GRANTEE: PARSONS WILLARD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FEP=[YR=2012] N10 UOP=[YR=1999] N12 W7 N1 W6 N6 W4 N4 W3 S4 W1 FST=[YR=1993] N4 W7 FGR=[YR=1993] W21 S17 E21 N17 $ S17 E7 N13 $ S19 E21 $ W21 N6 W7 S22 E28 N6$ S6 W28 N22 W21 S17 E6 S11 UOP=[YR=1993] W7 S5 E7 N5 $ S5 W6 S4 W2 S5 E2 S4 E21 N2 FOP=[YR=1993] E4 PTO=[YR=1999] S6 E20 N6 W3 S3 W14 N3 W3 $ E3 UOP=[YR=1993] S3 E14 N3 W14 $ E21 N5 W28 S5 $ N5 E28 S13 E14 N36 $.

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	0681	POLE SHED	0	0	37	11	407.00	SF	15.00	15.00	100	1982	1982	3	20	1,221	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
3	0803	ASPHALT C	0	0	0	0	3,420.00	SF	2.00	2.00	100	1982	1982	3	50	3,420	
4	0200	BARN WD 0-	0	0	48	20	940.00	SF	20.00	20.00	100	1999	1999	3	26	4,888	
5	0810	CONCRETE A	0	0	20	7	140.00	SF	6.50	6.50	100	1999	1999	3	75	683	
6	0810	CONCRETE A	0	0	9	4	36.00	SF	6.50	6.50	100	1982	1982	3	35	82	
7	0510	GARAGE WD-	0	0	32	12	384.00	SF	35.00	35.00	100	1982	1982	3	20	2,688	
8	0912	SCRN RM G	0	0	15	30	450.00	SF	20.00	20.00	100	2001	2001	3	20	1,800	
9	0912	SCRN RM G	0	0	12	22	264.00	SF	10.00	10.00	100	2001	2001	3	20	528	

LAND DESCRIPTION

TOTAL OB/XF 17,025

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	1.58	AC		1.00	1.00	0.80	315,000.00	252,000.00	398,160							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.58 Total Land Value: 398,160 Market: 0 Agricultural: 0 Common: 398,160 PRINTED 07/30/2025 BY SYS