PT OF LOTS 78 & 60
(EX OR 187/586)
SUB PT OF SEC 4 PBK 0/59

WILLIS JOHN O
86291 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2025

00-00-30-0740-0078-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 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	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

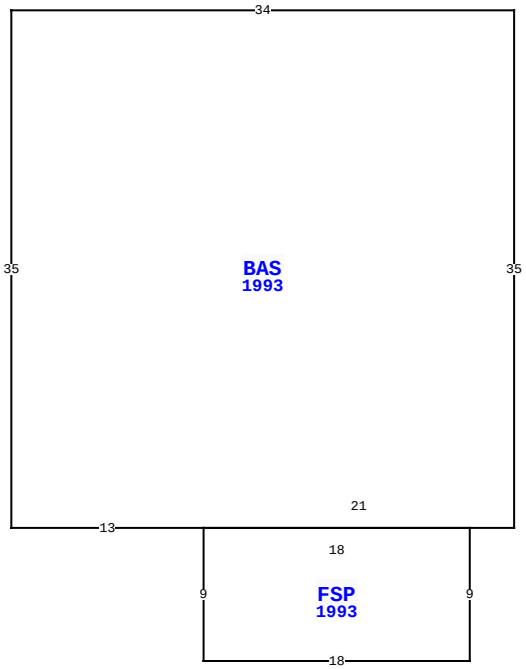
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,190	100	1993	1,190	52,051
FSP	162	40	1993	65	2,843
TOTALS	1,352			1,255	54,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,255	81.0000	81.00	101,655	1947	1947	0	0	0	46.00	54.00

1 SINGLE FAM – 0% - 0 Heated Area: 1190 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

2665 AMELIA RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	54,894
TOTAL MARKET OB/XF VALUE	4,032
TOTAL LAND VALUE - MARKET	252,000
TOTAL MARKET VALUE	310,926
SOH/AGL Deduction	126,578
ASSESSED VALUE	184,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,348
TOTAL JUST VALUE	310,926
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M961939	H/AC	0	10/01/1996
E963125	CHNGE SRVC	0	10/01/1996
B960484	REPAIR/RRF	1,000	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	5/22/2003	CN	Q	V	01	100
GRANTOR: DREW MS ILA C						
GRANTEE: WILLIS JOHN O						
9999/9999	2/28/2003	CN	U	I	07	100
GRANTOR: DREW MS ILA C						
GRANTEE: WILLIS JOHN O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S35 E13 FSP=[YR=1993] S9 E18 N9 W18 $ E21 N35 $.

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	0511	GARAGE CB-	0	0	28	18	504.00	SF	40.00	40.00	100	1947	1947	3	20	4,032	

LAND DESCRIPTION

TOTAL OB/XF 4,032

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-	2125.00	300.00	1.00	AC		1.00	1.00	0.80	315,000.00	252,000.00	252,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 252,000 Market: 0 Agricultural: 0 Common: 252,000 PRINTED 07/30/2025 BY SYS