PT LOT 78
IN OR 2695/969
SUB PT OF SEC 4 PB 0/59

NEGRO MARCO & SORELL
614 SANTA MARIA DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0078-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2787 AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	225,750
TOTAL MARKET VALUE	225,750
SOH/AGL Deduction	0
ASSESSED VALUE	225,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,750
TOTAL JUST VALUE	225,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002034	REPLACEMENT HOME	651,107	02/26/2025
SP240005442	POOL	86,545	05/06/2024
B240004672	REPLACEMENT HOME	651,107	04/23/2024
B240001813	DEMO BY HAND	1,500	02/14/2024
B24998	ADDITION	24,998	08/01/2011
6917	CHNGE SRVC	0	08/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2695/969	2/21/2024	WD	Q	I	01	300,000
GRANTOR: BERRY PATRICK L & SUS						
GRANTEE: NEGRO MARCO & SOREL						
1989/0367	7/06/2015	WD	U	I	37	85,000
GRANTOR: DELONG LEROY						
GRANTEE: BERRY PATRICK L & S						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	LT		1.00	1.00	1.05	215,000.00	225,750.00	225,750							

REVIEW DATE 07/14/2025 BY HS Total Acres: 0.00 Total Land Value: 225,750 Market: 0 Agricultural: 0 Common: 225,750 PRINTED 07/30/2025 BY SYS