PT OF LOT 78 IN OR 2215/364
SUB OF SEC 4 PBK 0/59

HOWARD JULIE W
PO BOX 482
FERNANDINA BEACH, FL 32035

2025

00-00-30-0740-0078-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

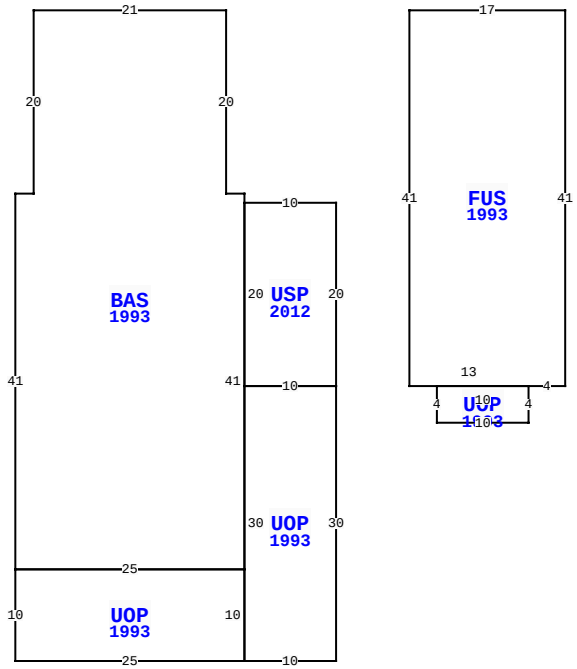
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	1,445	100	1993	1,445	158,001
FUS	697	100	1993	697	76,213
UOP	40	20	1993	8	875
UOP	250	20	1993	50	5,468
UOP	300	20	1993	60	6,561
USP	200	30	2012	60	6,561
TOTALS	2,932			2,320	253,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,320	102.9000	135.83	315,126	1975	1975	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2019 Heated Area: 2142 HX Base Yr 2019



2711 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		253,676
TOTAL MARKET OB/XF VALUE		7,765
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		461,441
SOH/AGL Deduction		228,435
ASSESSED VALUE		233,006
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,284
TOTAL JUST VALUE		461,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311697	XFOB	4,200	09/01/2003
R991868	REPAIR/RRF	0	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/0364	7/25/2018	PR	U	I	19	100
GRANTOR: DREW JOHN M PR OF DRE						
GRANTEE: HOWARD JULIE W						
0187/0586	1/01/1975	WD	Q	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S20W2 S41 UOP=[YR=1993] S10 E25
UOP=[YR=1993] E10 N30 USP=[YR=2012] N20 W10 S20 E10$ W10 S30$
N10 W25$ E25 N41 W2 N20$ PTR= E20 FUS=[YR=1993] E17 S41W4
UOP=[YR=1993] S4 W10 N4 E10$ W13 N41 $ W20$.

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	1980	1980	3	44	1,540	
2	0812	CONCRETE C	0	100	0	0	1,649.00	SF	4.00	4.00	100	2003	2003	3	82	5,409	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2003	2003	3	20	720	
4	1242	WD DECK A	0	100	0	0	48.00	SF	10.00	10.00	100	1975	1975	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 7,765

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-2	0.00	0.00	1.00	LT		1.00	1.00	0.80	250,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS