PT OF LOT 79 A/K/A LOTS F & G
EX S-9
IN OR 2585/970

LOTT ZACHARY J
2813 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0079-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

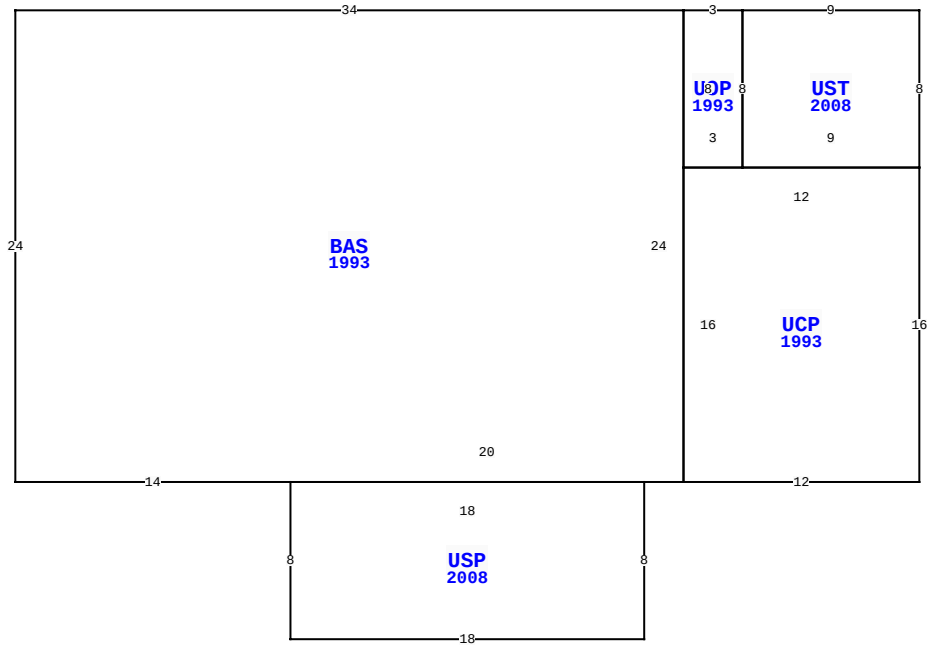
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	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	816	100	1993	816	48,025
UCP	192	20	1993	38	2,236
UOP	24	20	1993	5	295
USP	144	30	2008	43	2,531
UST	72	45	2008	32	1,883
TOTALS	1,248			934	54,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	934	98.4960	98.50	91,999	1955	1955	0	0	0	40.25	59.75

1 SINGLE FAM – 100% - 2024 Heated Area: 816 HX Base Yr 2024



2813 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		54,969
TOTAL MARKET OB/XF VALUE		215
TOTAL LAND VALUE - MARKET		322,500
TOTAL MARKET VALUE		377,684
SOH/AGL Deduction		235,843
ASSESSED VALUE		141,841
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,119
TOTAL JUST VALUE		377,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7083	CHNGE SRVC	0	11/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/0970	8/01/2022	WD	Q	I	01	164,500
GRANTOR: GOFFIN FAMILY LAND TR						
GRANTEE: LOTT ZACHARY J						
2567/1175	5/27/2022	WD	U	I	37	165,000
GRANTOR: REECE FAMILY LAND TRU						
GRANTEE: GOFFIN FAMILY LAND						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2008] W9 UOP=[YR=1993] W3 BAS=[YR=1993] W34 S24 E14 USP=[YR=2008] S8 E18 N8 W18 $ E20 UCP=[YR=1993] E12 N16 W12 S16 $ N24 $ S8 E3 N8 $ S8 E9 N8 $.

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	0810	CONCRETE A	0	100	15	11	165.00	SF	6.50	6.50	100	1966	1966	3	20	215	

LAND DESCRIPTION

TOTAL OB/XF 215

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-	2130.00	112.00	1.00	LT		1.00	1.00	1.50	215,000.00	322,500.00	322,500							

REVIEW DATE 01/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 322,500 Market: 0 Agricultural: 0 Common: 322,500 PRINTED 07/30/2025 BY SYS