PT OF LOT 79 A/K/A LOT C
SUB PT SEC 4 PB 0/59

CLARK DARRYL VAN
2849 AMELIA RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0079-0060

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	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 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

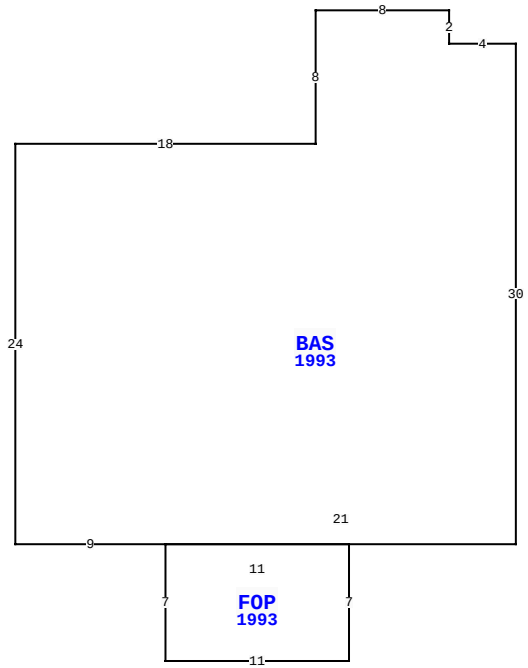
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	808	100	1993	808	45,484
FOP	77	30	1993	23	1,295
TOTALS	885			831	46,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	831	98.1200	98.12	81,538	1950	1950	0	0	0	42.63	57.37

1 SINGLE FAM – 100% - 2023 Heated Area: 808 HX Base Yr 2023



2849 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		46,778
TOTAL MARKET OB/XF VALUE		5,116
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		266,894
SOH/AGL Deduction		127,945
ASSESSED VALUE		138,949
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,227
TOTAL JUST VALUE		266,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20217141	ADDITION	12,307	08/01/2021
E007139	CHNGE SRVC	0	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/0926	12/14/2020	WD	U	I	11	100
GRANTOR: MEGNA THERESA M & JOH						
GRANTEE: CLARK DARRYL VAN						
2417/0073	12/14/2020	WD	Q	I	01	160,000
GRANTOR: MEGNA THERESA MAYER &						
GRANTEE: CLARK DARRYL VAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N2 W8 S8 W18 S24 E9 FOP=[YR=1993] S7 E11 N7 W11 $ E21 N30 $.

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	0351	CARPORT MT	0	100	20	24	480.00	SF	7.50	7.50	100	2021	2021	3	90	3,240	
2	0811	CONCRETE B	0	100	0	0	544.00	SF	3.48	3.48	100	2021	2021	3	99	1,876	

LAND DESCRIPTION

TOTAL OB/XF 5,116

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-	2100.00	125.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							

REVIEW DATE 12/13/2021 BY DJ Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS