PT OF LOT 79 A/K/A LOT D
IN OR 702/1367
SUB PT SEC 4 PB O/59

CROTTS LILLIAN MAYER L/E/
PO BOX 6224
FERNANDINA BEACH, FL 32035-6224

2025

00-00-30-0740-0079-0070

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	08	SHT VINYL 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

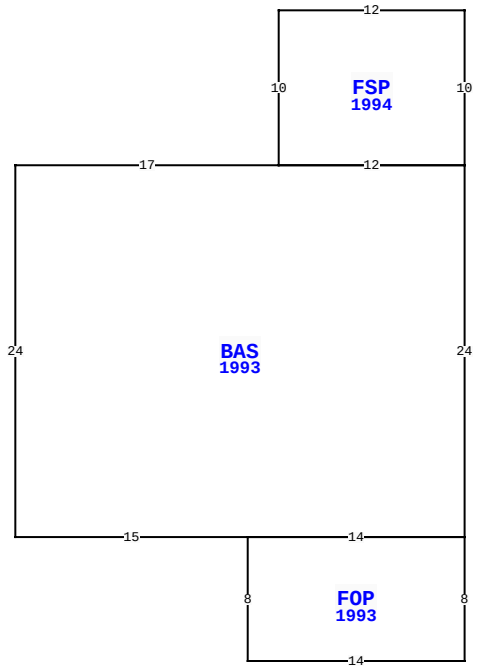
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100	1993	696	43,892
FOP	112	30	1993	34	2,144
FSP	120	40	1994	48	3,027
TOTALS	928			778	49,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	778	107.8000	107.80	83,868	1956	1956	0	0	0	41.50	58.50

1 SINGLE FAM – 0% - 0 Heated Area: 696 HX Base Yr



2837 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	49,063
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	215,000
TOTAL MARKET VALUE	264,063
SOH/AGL Deduction	128,721
ASSESSED VALUE	135,342
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,342
TOTAL JUST VALUE	264,063
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7582	REPAIR/RRF	1,500	10/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/0586	1/23/2023	WD	U	I	11	100
GRANTOR: CROTTS LILLIAN MAYER						
GRANTEE: MCMEANS ANGELA M						
0702/1367	4/19/1994	WD	Q	I	01	100
GRANTOR: MAYER FLORENCE ET AL						
GRANTEE: CROTTS LILLIAN MAYE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1994] W12 S10 BAS=[YR=1993] W17 S24 E15 FOP=[YR=1993] S8 E14 N8 W14 $ E14 N24 W12 $ E12 N10 $.

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	85.00	121.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS