S-49 OF LOT 80
SUB PT OF SEC 4 PB 0/59
OR 310/790

MIDDLETON JAMES T & P L
2838 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0050-000A-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
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

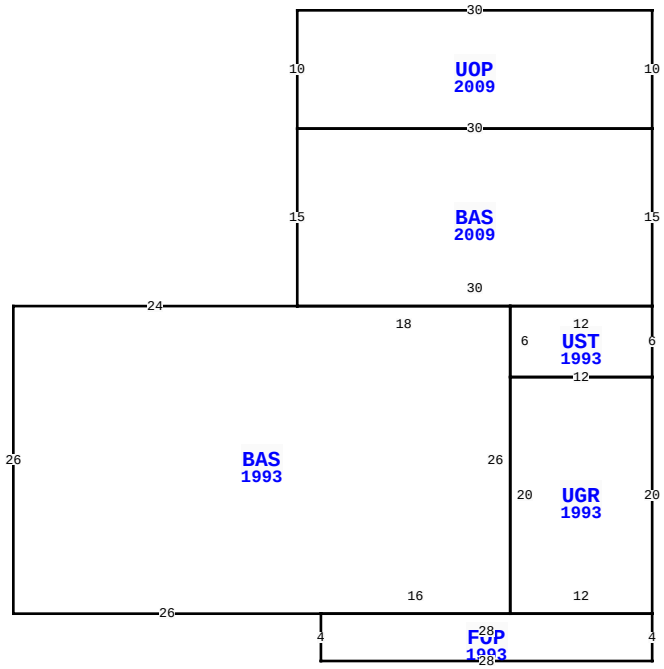
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1993	1,092	124,468
BAS	450	100	2009	450	51,292
FOP	112	30	1993	34	3,876
UGR	240	45	1993	108	12,310
UOP	300	20	2009	60	6,839
UST	72	45	1993	32	3,647
TOTALS	2,266			1,776	202,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,776	108.8000	151.23	268,584	1975	1980	0	0	0	24.63	75.37

1 SNGL FAM 100% - 1981 Heated Area: 1542 HX Base Yr 1981



2838 AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		202,432
TOTAL MARKET OB/XF VALUE		576
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		423,008
SOH/AGL Deduction		319,489
ASSESSED VALUE		103,519
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,108
TOTAL JUST VALUE		423,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0310/0790	3/01/1980	WD	Q	I		34,000
GRANTOR:						
GRANTEE:						
0199/0531	1/01/1975	WD	Q	I		24,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2009] W30 S10 BAS=[YR=2009] S15 BAS=[YR=1993] W24 S26 E26 FOP=[YR=1993] S4 E28 N4 UGR=[YR=1993] N20 UST=[YR=1993] N6 W12 S6E12$ W12 S20 E12$ W28$ E16 N26 W18$ E30 N15 W30$ E30 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
2	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00	10.00	100	1999	1999	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 576

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	92.00	150.00	1.00	LT		1.00	1.00	1.00	220,000.00	220,000.00	220,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/09/2026 BY SYS