S-38 OF LOTS 80 & 81
SUB PT OF SEC 4 PB 0/59
IN OR 922/1251

OLIVER PAUL EUGENE
2850 AMELIA RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0050-000A-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

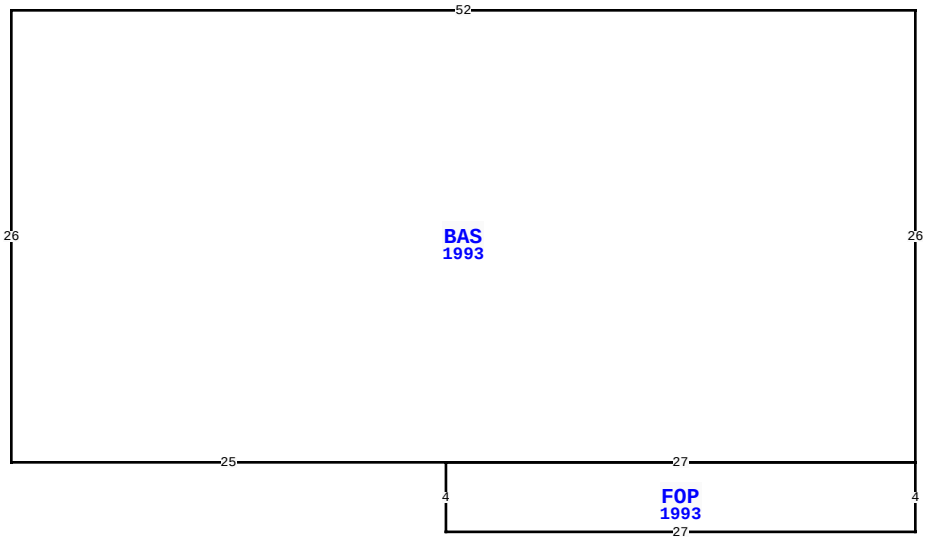
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,352	100	1993	1,352	156,007
FOP	108	30	1993	32	3,693
TOTALS	1,460			1,384	159,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,384	112.4240	156.27	216,278	1973	1982	0	0	0	26.16	73.84

1 SNGL FAM 100% - 1997 Heated Area: 1352 HX Base Yr 1997



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

2850 AMELIA RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		159,700
TOTAL MARKET OB/XF VALUE		3,497
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		383,197
SOH/AGL Deduction		284,589
ASSESSED VALUE		98,608
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		47,197
TOTAL JUST VALUE		383,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7829	CHNGE SRVC	0	11/21/1991
4023	H/AC	3,200	11/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0922/1251	3/03/2000	WD	Q	I	01	100
GRANTOR: OLIVER APRIL MARIE						
GRANTEE: OLIVER PAUL EUGENE						
0773/1981	10/15/1996	WD	Q	I		70,000
GRANTOR: WALL JOHN W & DONNA L						
GRANTEE: OLIVER PAUL E & APR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S26 E25 FOP=[YR=1993] S4 E27 N4 W27$ E27 N26$.

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	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1975	1975	3	20	1,152	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	31.2	1,092	
3	0751	UOP	0	100	16	12	192.00	SF	10.00	10.00	100	1998	1998	3	24	461	
4	0681	POLE SHED	0	100	22	12	264.00	SF	15.00	15.00	100	1987	1987	3	20	792	

LAND DESCRIPTION

TOTAL OB/XF 3,497

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-	2101.00	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