PT OF LOT 6
PT DB 178/430 INCL PT LOT 51
SUB OF SEC 3-3N-28 DB 182/11

FOUNTAIN GREGORY R & THERESA ANN
2248 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0170-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

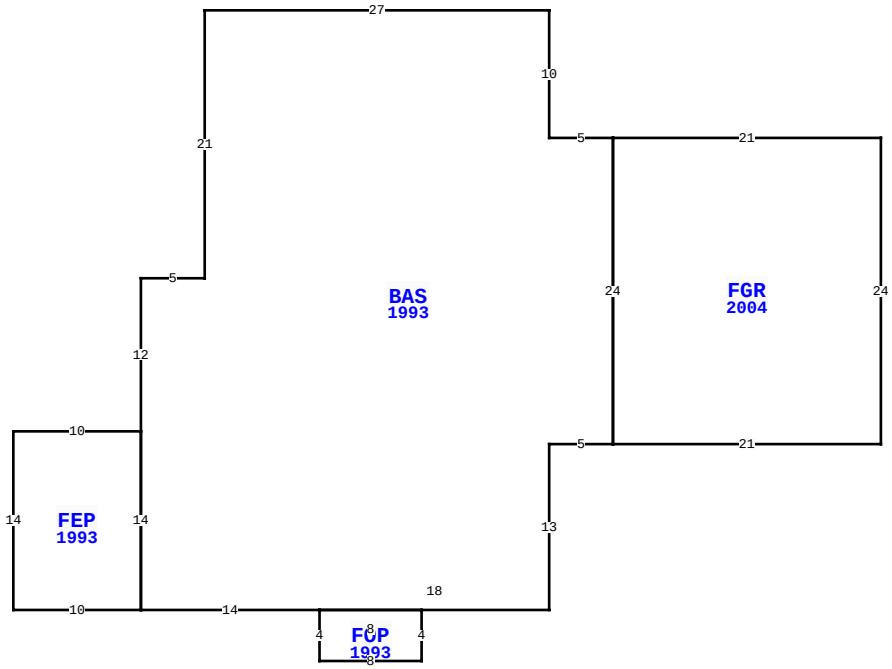
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100	1993	1,519	138,800
FEP	140	80	1993	112	10,234
FGR	504	55	2004	277	25,311
FOP	32	30	1993	10	914
TOTALS	2,195			1,918	175,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,918	108.7800	114.22	219,074	1943	1985	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2009 Heated Area: 1519 HX Base Yr 2009



2248 AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		175,259
TOTAL MARKET OB/XF VALUE		5,435
TOTAL LAND VALUE - MARKET		224,250
TOTAL MARKET VALUE		404,944
SOH/AGL Deduction		249,325
ASSESSED VALUE		155,619
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,208
TOTAL JUST VALUE		404,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906182	DEMOLITION	0	06/01/1999
B9703878	XFOB	8,976	04/01/1997
E973449	CHNGE SRVC	950	01/01/1997
M972159	H/AC	0	01/01/1997
5359	TEMP POLE	0	09/14/1988
5348	NEW CONSTR	18,000	09/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/0316	9/26/2022	DG	U	I	11	228,100
GRANTOR: FOUNTAIN ROSALIE P &						
GRANTEE: FOUNTAIN GREGORY RA						
0884/1805	5/27/1999	DG	Q	I	01	100
GRANTOR: PEEPLES BROWARD STANL						
GRANTEE: FOUNTAIN HUBERT W &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W21 BAS=[YR=1993] W5 N10 W27 S21 W5 S12
FEP=[YR=1993] W10 S14 E10 N14$ S14 E14 FOP=[YR=1993] S4 E8 N4 W8 $ E18 N13 E5 N24$ S24 E21 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1943	1943	3	20	700	
2	0511	GARAGE CB-	0	100	24	12	288.00	SF	40.00	40.00	100	1943	1943	3	20	2,304	
5	0350	CARPORT WD	0	100	33	16	528.00	SF	13.00	13.00	100	1997	1997	3	20	1,373	
7	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	100	2005	2005	3	21	1,058	

LAND DESCRIPTION

TOTAL OB/XF 5,435

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		RM	115.00	175.00	115.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	224,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 224,250 Market: 0 Agricultural: 0 Common: 224,250 PRINTED 07/09/2026 BY SYS