PT LOT 7 OF CASHEN PARK S/D
PBK 2/49 & PT LOT 51 OF
SUB OF SEC 30 PBK 1/5 IN

GENTHNER GARY & LISA L/E/
P.O. BOX 83
ROUND POND, ME 04564

2026

00-00-30-0170-0007-0010

BUILDING CHARACTERISTICS

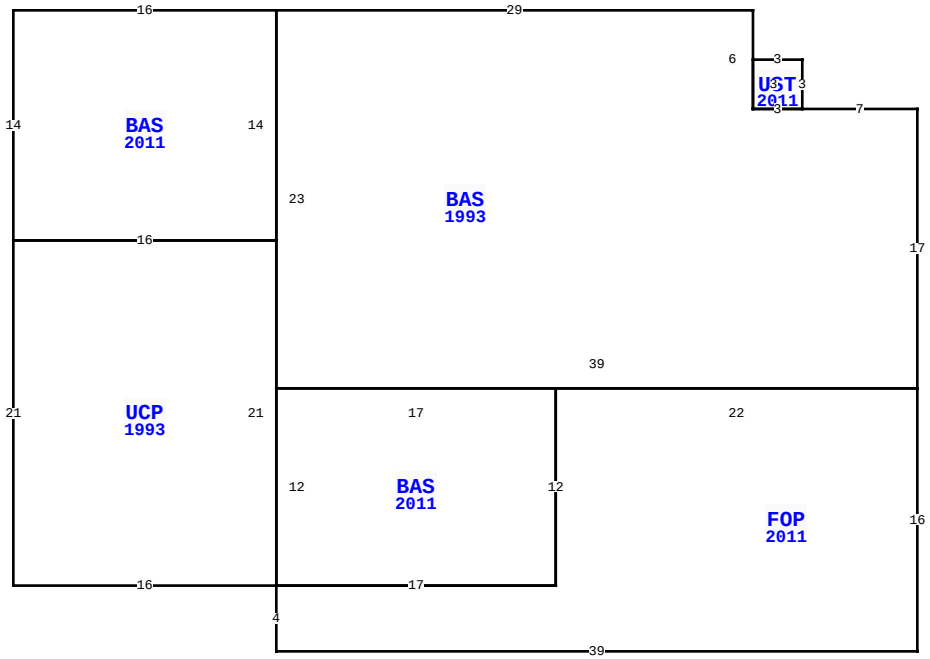
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	837	100	1993	837	69,403
BAS	204	100	2011	204	16,915
BAS	224	100	2011	224	18,574
FOP	420	30	2011	126	10,448
UCP	336	20	1993	67	5,555
UST	9	45	2011	4	332
TOTALS	2,030			1,462	121,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,462	99.9600	104.96	153,452	1960	1970	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 0 Heated Area: 1265 HX Base Yr



2236 AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	121,227
TOTAL MARKET OB/XF VALUE	1,470
TOTAL LAND VALUE - MARKET	185,400
TOTAL MARKET VALUE	308,097
SOH/AGL Deduction	0
ASSESSED VALUE	308,097
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,097
TOTAL JUST VALUE	308,097
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2080/0151	10/26/2016	PR	U	I	19	100
GRANTOR: CARTER CAROL P/R						
GRANTEE: GENTHER GARY & LISA						
2079/0872	10/21/2016	FJ	U	I	11	0
GRANTOR: HORRELL VICTOR C III						
GRANTEE: GENTHNER GARY & LIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 UST=[YR=2011] N3 W3 S3 E3$ W3 N6 W29 BAS=[YR=2011] W16 S14 UCP=[YR=1993] S21 E16 FOP=[YR=2011] S4 E39 N16 W22 BAS=[YR=2011] W17 S12 E17 N12$ S12 W17$ N21 W16$ E16 N14$ S23 E39 N17$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 1,470

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		RM	100.00	100.00	2.06	AC		1.00	1.00	1.00	90,000.00	90,000.00	185,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.06 Total Land Value: 185,400 Market: 0 Agricultural: 0 Common: 185,400 PRINTED 07/09/2026 BY SYS