LOT 8
IN OR 2054/350
PLANTATION HAMMOCK PBK 8/104

MOCK JONATHAN T & ELISHA P
3026 AMELIA RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-044C-0008-0000

BUILDING CHARACTERISTICS

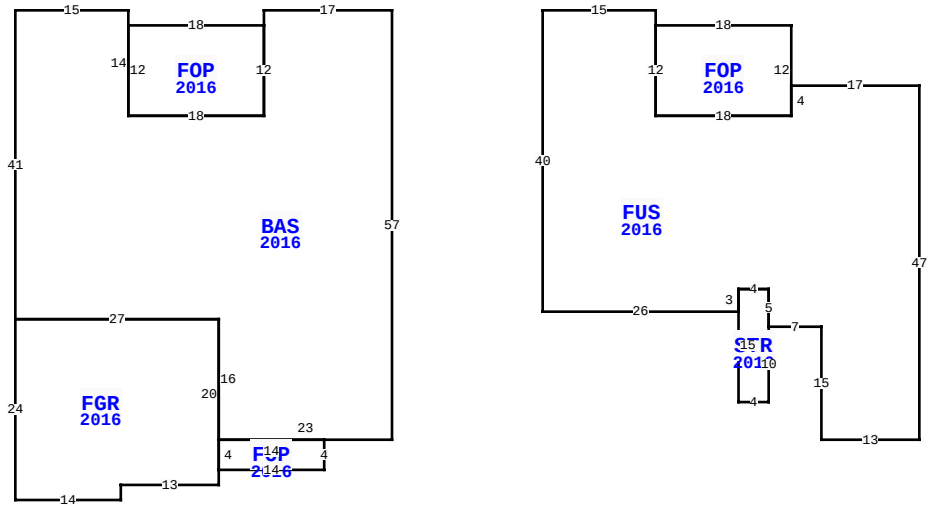
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2123.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,166	100	2016	2,166	432,254
FGR	622	55	2016	342	68,250
FOP	56	30	2016	17	3,393
FOP	216	30	2016	65	12,971
FOP	216	30	2016	65	12,971
FUS	1,801	100	2016	1,801	359,414
STR	60	10	2016	6	1,197
TOTALS	5,137			4,462	890,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,462	125.6182	208.53	930,461	2016	2016	0	0	0	4.30	95.70

1 SFR CUST 100% - 2017 Heated Area: 3967 HX Base Yr 2017



3026 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: 2	Tax Dist:	
BUILDING MARKET VALUE		890,451
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		1,187,951
SOH/AGL Deduction		612,224
ASSESSED VALUE		575,727
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		524,316
TOTAL JUST VALUE		1,187,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,099,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631231	CO ISSUED	0	06/16/2016
B1632061	SWIM POOL	0	04/12/2016
B1531231	NEW CONSTR	475,662	10/06/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2054/0350	6/17/2016	WD	Q	I	01	547,900
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: MOCK JONATHAN T & E						
1989/1686	7/08/2015	WD	Q	V	02	90,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: MAGNOLIA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 S2 FOP=[YR=2016] W18 S12 E18 N12$ S12 W18 N14 W15 S41 FGR=[YR=2016] S24 E14 N2 E13 N2 FOP=[YR=2016] E14 N4 W14 S4$ N20 W27 $ E27 S16 E23 N57$ PTR=E20 FUS=[YR=2016] E15 S2 FOP=[YR=2016] E18 S12 W18 N12$ S12 E18 N4 E17 S47 W13 N15 W7 STR=[YR=2016] S10 W4 N15 E4 S5$ N5 W4 S3 W26 N40$ W20$.

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS