LOT 9
PLANTATION HAMMOCK PBK 8/104

KATRAS GEORGE &/PRESTIA DONNA M
3024 AMLEIA ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-044C-0009-0000

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	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

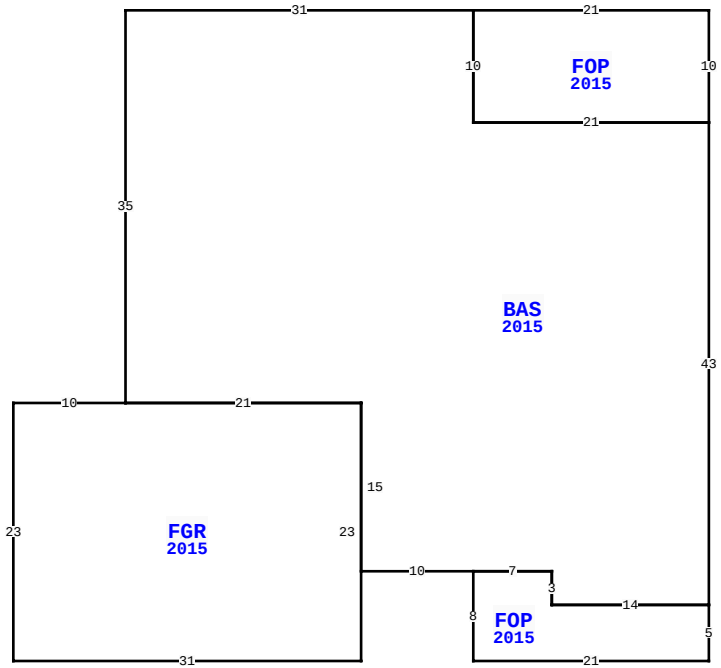
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2123.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,117	100	2015	2,117	414,639
FGR	713	55	2015	392	76,778
FOP	126	30	2015	38	7,442
FOP	210	30	2015	63	12,340
TOTALS	3,166			2,610	511,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,610	124.2000	206.17	538,104	2015	2015	0	0	0	5.00	95.00

1 SFR CUST 100% - 2020 Heated Area: 2117 HX Base Yr 2020



3024 AMELIA RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		511,199
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		808,699
SOH/AGL Deduction		408,646
ASSESSED VALUE		400,053
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		348,642
TOTAL JUST VALUE		808,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004626	SWIM POOL	37,700	05/29/2020
B1530217	CO ISSUED	0	10/06/2015
B1530217	NEW CONSTR	278,453	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2275/0160	5/15/2019	WD	Q	I	01	431,800
GRANTOR: FORTNEY DAVID WILLIAM						
GRANTEE: KATRAS GEORGE & DON						
2007/0706	10/05/2015	WD	Q	I	02	354,900
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: FORTNEY DAVID WILLI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W21 BAS=[YR=2015] W31 S35 FGR=[YR=2015] W10 S23 E31 N23 W21$ E21 S15 E10 FOP=[YR=2015] S8 E21 N5 W14 N3 W7$ E7 S3 E14 N43 W21 N10$ S10 E21 N10$.

EXTRA FEATURES

L N	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	2020	2020	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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