BLOCK 1 LOTS 1 & 2
IN OR 1499/1418
SHEFFIELD SUB PB 2/43

KENNERLY BENJAMIN & DEBORAH
2453 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0620-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 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

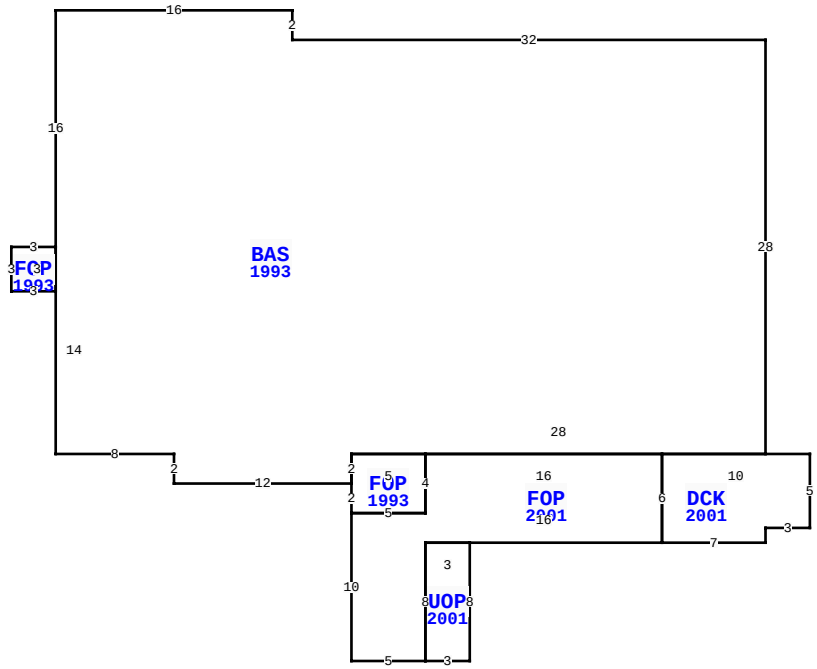
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1993	1,400	125,029
DCK	57	10	2001	6	536
FOP	9	30	1993	3	268
FOP	20	30	1993	6	536
FOP	146	30	2001	44	3,930
UOP	24	20	2001	5	447
TOTALS	1,656			1,464	130,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,464	111.1800	116.74	170,907	1940	1960	0	0	0	23.50	76.50

1 SINGLE FAM 100% - 2001 Heated Area: 1400 HX Base Yr 2001



2453 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		130,744
TOTAL MARKET OB/XF VALUE		924
TOTAL LAND VALUE - MARKET		261,300
TOTAL MARKET VALUE		392,968
SOH/AGL Deduction		297,280
ASSESSED VALUE		95,688
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		44,277
TOTAL JUST VALUE		392,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013051	REPAIR/RRF	4,000	03/01/2001
0208	REMODEL	8,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/1418	5/17/2007	QC	Q	I	01	100
GRANTOR: KENNERLY BENJAMIN T						
GRANTEE: KENNERLY BENJAMIN &						
0898/0205	9/02/1999	WD	Q	I		94,900
GRANTOR: BREWER ANGIE H						
GRANTEE: KENNERLY BENJAMIN T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 N2 W16 S16 FOP=[YR=1993] W3 S3 E3 N3$ S14 E8 S2 E12 FOP=[YR=1993] S2 FOP=[YR=2001] S10 E5 UOP=[YR=2001] E3 N8 W3 S8$ N8 E16 DCK=[YR=2001] E7 N1 E3 N5 W10 S6$ N6 W16 S4 W5$ E5 N4 W5 S2$ N2 E28 N28$.

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
2	0351	CARPORT MT	0	100	22	21	462.00	SF	10.00	10.00	100	2000	2000	3	20	924	

LAND DESCRIPTION

TOTAL OB/XF 924

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-	2134.00	136.00	134.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	261,300							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 261,300 Market: 0 Agricultural: 0 Common: 261,300 PRINTED 07/09/2026 BY SYS