

MCCARTHY RYAN P & JENIFER R
2549 AMELIA RD
FERNANDINA BEACH, FL 32034

00-00-30-0740-0055-0010

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

BUD8 Adjustme

Occupancy

19

03

03

03

12

03

04

03

02

1.

0

05

00

COMMON BRK 100

GABLE/HIP 100

COMP SHNGL 100

PLASTER 100

HARDWOOD 100

CENTRAL 100

AIR DUCTED 100

3 100

2 100

WOOD FRAME 100

1. 100

0 100

DIST 1A 100

NONE 100

QUALITY

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

03

0100

2021.00

Quality Level 03

SINGLE FAMILY

MKT AREA

02

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FEP

FOP

UDU

UGR

1,718

168

360

80

484

100

80

30

55

45

1993

2005

1993

1993

1993

1,718

134

108

44

218

156,321

12,193

9,827

4,003

19,836

TOTALS

2,810

2,222

202,180

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

1

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1956

1956

3

20

700

LAND DESCRIPTION

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

RSF-2

0.00

0.00

1.40

AC

1.00

1.00

1.00

400,000.00

400,000.00

560,000

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 1.40

Total Land Value: 560,000

Market: 0

Agricultural: 0

Common: 560,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,222

128.3800

134.80

299,526

1956

1980

0

0

0

32.50

67.50

1 SINGLE FAM

100% - 2018

Heated Area: 1718

HX Base Yr 2018

14

3

12

9

14

13

19

10

10

12

22

22

45

45

56

28

8

8

FEP

2005

BAS

1993

UGR

1993

FOP

1993

UDU

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2026

MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BY

Tax Group: 8

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

202,180

700

560,000

762,880

485,058

277,822

51,411

226,411

762,880

0

639,561

PERMIT NUM

DESCRIPTION

AMT

ISSUED

17001373

TTL REM

48,650

03/01/2017

7788

REPAIR/RRF

2,000

01/22/1992

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2097/1076

1/25/2017

WD Q

I

01

275,000

GRANTOR: KRUSE KOBY W

GRANTEE: MCCARTHY RYAN P & J

2084/0207

11/07/2016

FJ U

I

11

100

GRANTOR: KRUSE JACK W EST

GRANTEE: KRUSE KOBY W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-46,-19] S13 W33 S28 E1 E56 N22 W10 N19 W14 \$

UGR=[YR=1993;ORIG=0,0] W12 W10 S22 E22 N22 \$

FOP=[YR=1993;ORIG=-78,22] S8 E45 N8 W45 \$

FEP=[YR=2005;ORIG=-32,-28] N3 W14 S12 E14 N9 \$

UDU=[YR=1993;ORIG=10,0] E10 S8 W10 N8 \$

PTR=[ORIG=0,0] E10 W10 \$

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