PT OF LOT 55
IN OR 2265/312
ESMT IN OR 772/891

WALL JOHN & DONNA-LEE REV TRST/WALL JOHN WILBER TR
766 OLD AMELIA AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0740-0055-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

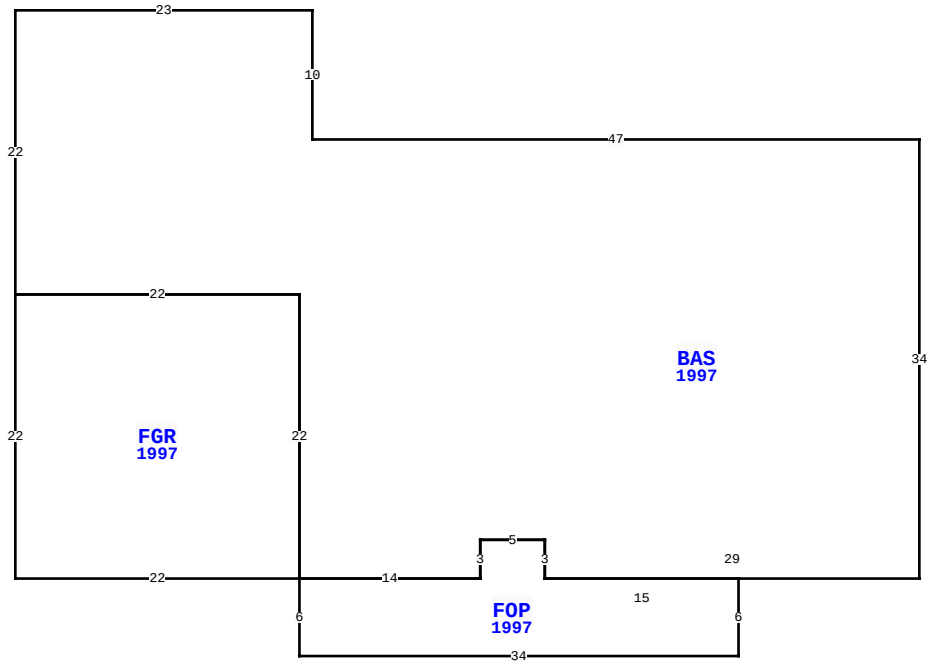
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,111	100	1997	2,111	224,904
FGR	484	55	1997	266	28,340
FOP	219	30	1997	66	7,032
TOTALS	2,814			2,443	260,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,443	97.0200	134.86	329,463	1997	1997	0	0	0	21.00	79.00

1 SNGL FAM 100% - 1999 Heated Area: 2111 HX Base Yr 1999



766 OLD AMELIA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		278,512
TOTAL MARKET OB/XF VALUE		48,929
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		727,441
SOH/AGL Deduction		450,586
ASSESSED VALUE		276,855
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,444
TOTAL JUST VALUE		727,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		623,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24811	ADDITION	12,187	06/01/2011
B24407	ADDITION	22,268	02/01/2011
E23265	ELEC OTHER	0	02/01/2011
B20191	ADDITION	15,100	07/01/2007
B19861	SWIM POOL	35,500	05/01/2007
B9603351	NEW CONSTR	110,000	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/0312	3/29/2019	WD	U	I	11	100
GRANTOR: WALL JOHN WILBER & DO						
GRANTEE: WALL JOHN & DONNA-L						
0795/1703	6/06/1997	WD	Q	I	06	100
GRANTOR: WALL JOHN W & DONNA-L						
GRANTEE: WALL JOHN WILBER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W47 N10 W23 S22 FGR=[YR=1997] S22 E22 FOP=[YR=1997] S6 E34 N6 W15 N3 W5 S3 W14$ N22 W22$ E22 S22 E14 N3 E5 S3 E29 N34$.

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
3	0911	SCRN RM A	0	100	36	28	1,008.00	SF	18.00	18.00	100	2007	2007	3	24	4,355	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	
6	0755	FSP	0	100	36	12	432.00	SF	20.00	20.00	100	2007	2007	3	24	2,074	

LAND DESCRIPTION

TOTAL OB/XF 48,929

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-	2206.00	210.00	1.00	AC		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

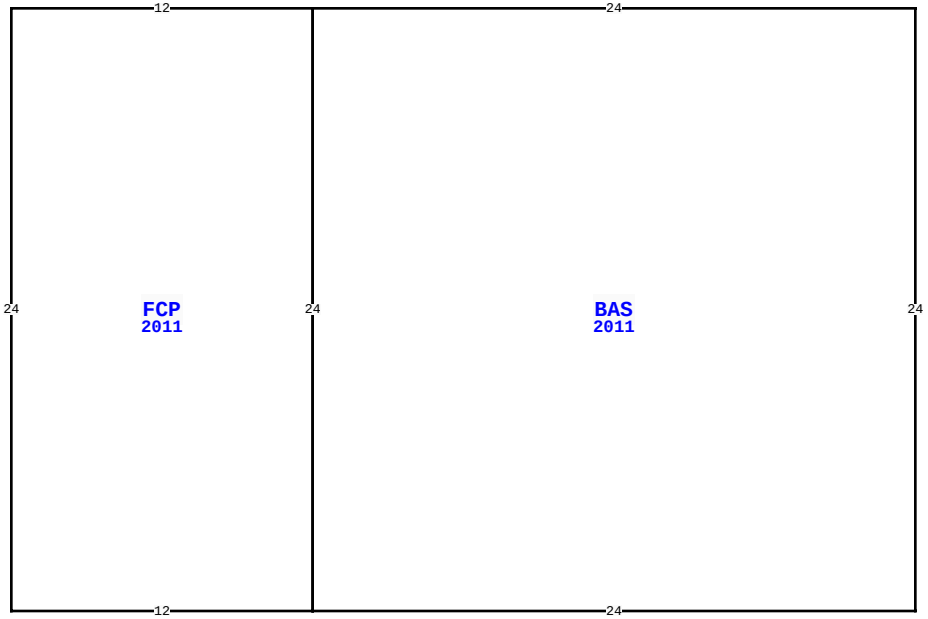
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2011	576	16,210
FCP	288	25	2011	72	2,026
TOTALS	864			648	18,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	648	88.0000	34.32	22,239	2011	2011	0	0	0	18.00	82.00

2 GARAGE RES 100% - 1999 Heated Area: 576 HX Base Yr 1999



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0795/1703	6/06/1997	WD	Q	I	06	100
GRANTOR: WALL JOHN W & DONNA-L						
GRANTEE: WALL JOHN WILBER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W24 FCP=[YR=2011] W12 S24 E12 N24$ S24 E24 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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