PT OF LOTS 59 62 & 63 & 15 FT AL
IN OR 746/1483
SUB PT OF SEC 4 PB 3/59

FLOWERS BRETT G
2580 AMELIA ROAD
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-0740-0059-0020**

## BUILDING CHARACTERISTICS

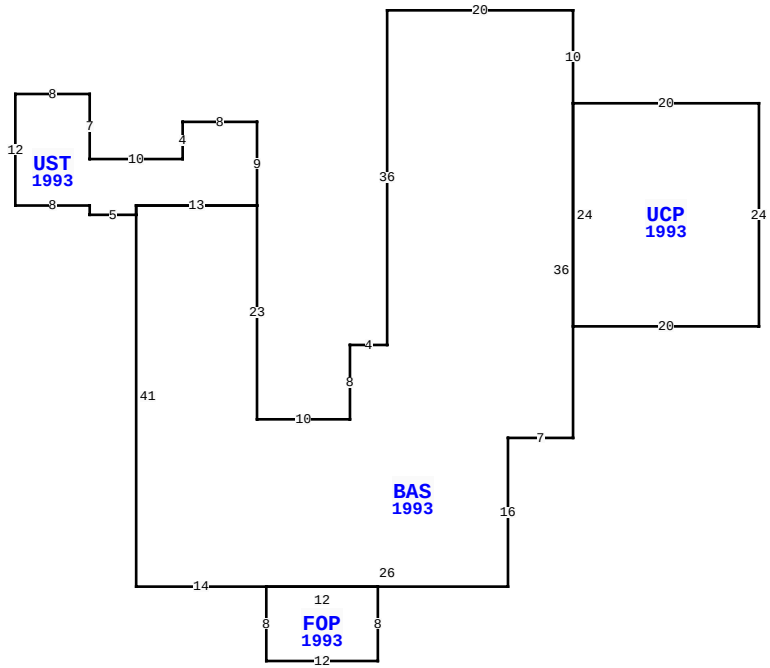
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 50 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Floo | 05 | ASPH TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 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 | 2021.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,945 | 100 | 1993 | 1,945 | 151,358 |
| FOP | 96 | 30 | 1993 | 29 | 2,257 |
| UCP | 480 | 20 | 1993 | 96 | 7,471 |
| UST | 223 | 45 | 1993 | 100 | 7,782 |
| TOTALS | 2,744 | | | 2,170 | 168,867 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,170 | 118.5800 | 124.51 | 270,187 | 1950 | 1970 | 0 | 0 | 0 | 37.50 | 62.50 |

1 SINGLE FAM 100% - 1996 Heated Area: 1945 HX Base Yr 1996




2580 AMELIA RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 168,867 |
| TOTAL MARKET OB/XF VALUE | | 3,332 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 372,199 |
| SOH/AGL Deduction | | 241,003 |
| ASSESSED VALUE | | 131,196 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 79,785 |
| TOTAL JUST VALUE | | 372,199 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 340,562 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0209780 | XFOB | 6,745 | 06/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0746/1483 | 12/19/1995 | WD | Q | I | | 79,500 |
| GRANTOR: TERRELL ALBERT N JR & | | | | | | |
| GRANTEE: FLOWERS BRETT G | | | | | | |
| 0652/0434 | 3/20/1992 | WD | Q | I | | 54,000 |
| GRANTOR: STEWART MARGARET H | | | | | | |
| GRANTEE: TERRELL & WEST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UCP=[YR=1993] W20 BAS=[YR=1993] N10 W20 S36 W4 S8 W10 N23 UST=[YR=1993] N9 W8S4 W10 N7 W8 S12 E8 S1 E5 N1 E13$ W13 S41 E14 FOP=[YR=1993] S8 E12 N8 W12$ E26 N16 E7 N36$ S24 E20 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0510 | GARAGE WD- | 0 | 100 | 20 | 20 | 400.00 | SF | 29.75 | 29.75 | 100 | 2002 | 2002 | 3 | 28 | 3,332 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,332

| 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-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 200,000.00 | 200,000.00 | 200,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS