

PT OF LOT 59 RP 283
IN OR 118/550, OR 420/116 (EX S-
& OR 811/916 & PT 1302/1209 (EX

EMMONS CLARENCE L & SYBIL W
2524 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0740-0059-0040



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		05	AVERAGE 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 80		
Interior Wall		04	PLYWOOD 20		
Interior Floor		14	CARPET 80		
Interior Floor		11	CLAY TILE 20		
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	1,644	100	1993	1,644	147,629
FEP	480	80	1999	384	34,483
UCP	555	20	1993	111	9,967
UOP	60	20	2002	12	1,077
TOTALS	2,739			2,151	193,157

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,151	108.6000	114.03	245,279	1969	1969	0	0	21.25	78.75
1 SINGLE FAM		100% - 0		Heated Area: 1644				HX Base Yr 1972			
2524 AMELIA RD, FERNANDINA BEACH											
			BLD DATE					LGL DATE			
			XF DATE					LAND DATE		04/22/2026 MLU	
			INC DATE					AG DATE			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
5	1076	TRELLIS A	0	100	10	7	70.00	SF	6.75	6.75	
6	0351	CARPORT MT	0	100	32	22	704.00	SF	10.00	10.00	
TOTAL OB/XF 3,350											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00
2	000100	C	RES	100		RSF-2	0.00	0.00	0.25	AC	1.00
Total Acres: 0.25 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000											

NASSAU COUNTY PROPERTY										PAGE 1 of 2		8
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 8							Tax Dist:					
BUILDING MARKET VALUE							204,754					
TOTAL MARKET OB/XF VALUE							3,350					
TOTAL LAND VALUE - MARKET							300,000					
TOTAL MARKET VALUE							508,104					
SOH/AGL Deduction							278,956					
ASSESSED VALUE							229,148					
TOTAL EXEMPTION VALUE							HX HB		51,411			
BASE TAXABLE VALUE							177,737					
TOTAL JUST VALUE							508,104					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							460,493					
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
B0310966				REPAIR/RRF				2,400		01/01/2003		
B0108062				DEMOLITION				0		03/01/2001		
R980988				REPAIR/RRF				1,393		05/01/1998		
B9804671				XFOB				1,500		02/01/1998		
7001				REPAIR/RRF				3,800		02/12/1991		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE		
1302/1209		3/17/2005		WD	U		I		07	100		
GRANTOR:EMMONS SYBIL W & SHAR												
GRANTEE:EMMONS CLARENCE L &												
0811/0916		10/28/1997		WD	Q		V		06	100		
GRANTOR:WRENCH HOWARD G & JES												
GRANTEE:EMMONS CLARENCE LEE												
BUILDING NOTES												
BUILDING DIMENSIONS												
FEP=[YR=1999] W32 UCP=[YR=1993] W25 S21 BAS=[YR=1993] S26 E30 UOP=[YR=2002] S5 E12 N5 W12\$ E27 N32 W27 S6 W30 \$ E30 N6 W5 N15\$ S15 E32 N15\$.												

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