

PEEPLS DANIEL T & HELEN J  
2646 AMELIA ROAD  
FERNANDINA BEACH, FL 32034

00-00-30-0740-0062-0060

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03ABOVE AVG 100 GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo07CORK/VTILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame3 100  
2 100  
WOOD FRAME 100

Stories Units Occupancy1. 1. 100  
0 100  
NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2021.00

TOTALS2,3101,895189,828

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,895107.8000113.19214,495199620010011.5088.50

1 SINGLE FAM 100% - 2010Heated Area: 1734HX Base Yr 2010

Basement

FOP 1996

FOP 1996

BAS 1996

FOP 1996

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE189,828

TOTAL MARKET OB/XF VALUE2,660

TOTAL LAND VALUE - MARKET528,000

TOTAL MARKET VALUE720,488

SOH/AGL Deduction519,883

ASSESSED VALUE200,605

TOTAL EXEMPTION VALUEHX HB VX SX VP153,508

BASE TAXABLE VALUE47,097

TOTAL JUST VALUE720,488

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE600,305

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

2645/14043/15/2023QCUII11100

GRANTOR: PEEPLES DANIEL T

GRANTEE: PEEPLES DANIEL T &

1628/19127/09/2009QCUII11100

GRANTOR: PEEPLES KIRBY T

GRANTEE: PEEPLES DANIEL T

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1996] W20 FOP=[YR=1996] W8 BAS=[YR=1996] W7 S12 W26 S30 E13 FOP=[YR=1996] S8 E30 N8 W30 \$ E42 N30 W22 N12 \$ S12 E8 N12 \$ S12 E20 N12 \$ .

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB010001.00UT3,500.003,500.00100199619963762,660

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-2168.00342.001.32AC1.001.001.00400,000.00400,000.00528,000

REVIEW DATE01/01/2023BYCDTotal Acres: 1.32Total Land Value: 528,000Market: 0Agricultural: 0Common: 528,000PRINTED 07/09/2026 BY SYS