

LOTT ZACHARY J
2813 AMELIA ROAD
FERNANDINA BEACH, FL 32034

00-00-30-0740-0079-0040

BUILDING CHARACTERISTICS

ELEMENTCD07ASB SHNGLE 90
Exterior Wall05AVERAGE 10
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 60
Interior Wall04PLYWOOD 40
Interior Floo09PINE WOOD 100
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms2 100
Bathrooms1 100

Frame02WOOD FRAME 100
Stories1. 1. 100
Units0 100
BUD8 Adjustme05DIST 1A 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA02
NEIGHBORHOOD/LOC2021.00
AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE
BAS816100199381650,019
UCP192201993382,329
UOP242019935306
USP144302008432,636
UST72452008321,961

TOTALS1,24893457,251

MARKET ADJUSTMENTS

TYPETYPEMDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBYEYBECONFNCTNORM% COND
01000193498.4960103.4296,594195519550040.7359.27

1 SINGLE FAM 100% - 2024 Heated Area: 816 HX Base Yr 2024

The diagram illustrates a rectangular building footprint divided into three sections:

- A large central rectangle labeled "BAS 1993" with dimensions 34' by 24'. Its area is calculated as 816 sq ft.
- A smaller rectangle at the bottom center labeled "USP 2008" with dimensions 18' by 8'. Its area is calculated as 144 sq ft.
- A vertical strip on the right side labeled "UCP 1993" with a width of 12' and a height of 16'. Its area is calculated as 192 sq ft.

Additional labels include "UOP 1993" near the top right corner and "UST 2008" further up the right edge. The total heated area is noted as 816.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 8Tax Dist:
BUILDING MARKET VALUE57,251
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET330,000
TOTAL MARKET VALUE387,251
SOH/AGL Deduction241,580
ASSESSED VALUE145,671
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE94,260
TOTAL JUST VALUE387,251
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE377,684

Sales Data Table:

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/0970	8/01/2022	WD Q	I	01		164,500

GRANTOR: GOFFIN FAMILY LAND TR
GRANTEE: LOTT ZACHARY J
2567/11755/27/2022WDUII37165,000
GRANTOR: REECE FAMILY LAND TRU
GRANTEE: GOFFIN FAMILY LAND

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2008] W9 UOP=[YR=1993] W3 BAS=[YR=1993] W34 S24 E14
USP=[YR=2008] S8 E18 N8 W18 \$ E20 UCP=[YR=1993] E12 N16 W12
S16 \$ N24 \$ S8 E3 N8 \$ S8 E9 N8 \$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOT ADJUUNIT PRICELAND VALUETHOT ADJUTADJ UNIT PRICEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-2130.00112.001.00LT1.001.001.50220,000.00330,000.00330,000

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000 PRINTED 07/09/2026 BY SYS