

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

15 CONC BLOCK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type03050102

COMP SHNGL 100 DRYWALL 100 CONC FINSH 80 ASPH TILE 20 NONE 100 CONVECTION 100

Bedrooms Bathrooms Frame03

2 100 1 100 MASONRY 100

Stories Units Occupancy1.0000

1. 100 0 100 NONE 100

Quality01

Quality Level 01

DOR CODE0100

SINGLE FAMILY

MAP NUMMKT AREA

MKT AREA02

NEIGHBORHOOD/LOC2021.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS720100199372011,866
FOP12030199336593
UOP10520199321346

TOTALS94577712,805

MARKET ADJUSTMENTS

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

01000177778.480082.4064,02519501950005037.2520.00

1 SINGLE FAM 0% - 2026Heated Area: 720HX Base Yr

1577152424158815

UOP1993BAS1993FOP1993

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE12,805
TOTAL MARKET OB/XF VALUE1,193
TOTAL LAND VALUE - MARKET220,000
TOTAL MARKET VALUE233,998
SOH/AGL Deduction0
ASSESSED VALUE233,998
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE233,998
TOTAL JUST VALUE233,998
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE228,559

PERMIT NUMDESCRIPTIONAMTISSUED

B1226216DEMO GAR50007/01/2012
B24129XF0B6,18611/01/2010
7582REPAIR/RRF1,50010/07/1991

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDPRICE

2810/12848/21/2025WDQ1I01265,000

GRANTOR: WATSON JOHN P L/E
GRANTEE: TURN-KEY ASSET MANA
2772/5523/06/2025LEUII11100
GRANTOR: WATSON JOHN P
GRANTEE: HODZ LESLIE WATSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 UOP=[YR=1993] N7 W15 S7 E15 \$ W15 S24
FOP=[YR=1993] S8 E15 N8 W15 \$ E30 N24\$.

EXTRA FEATURES

2825 AMELIA RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/22/2026MLU

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

10940SHEDS/PORT001610160.00SF21.3021.30100201020103351,193

LAND DESCRIPTION

TOTAL OB/XF1,193

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0RSF-272.00112.001.00LT1.001.001.00220,000.00220,000.00220,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 220,000Market: 0Agricultural: 0Common: 220,000PRINTED 07/09/2026 BY SYS