PT OF LOT 47
IN OR 2486/1151
EX RW IN OR 83/238 & 84/136

JACS AMELIA LLC
96082 PARK PL
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0047-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

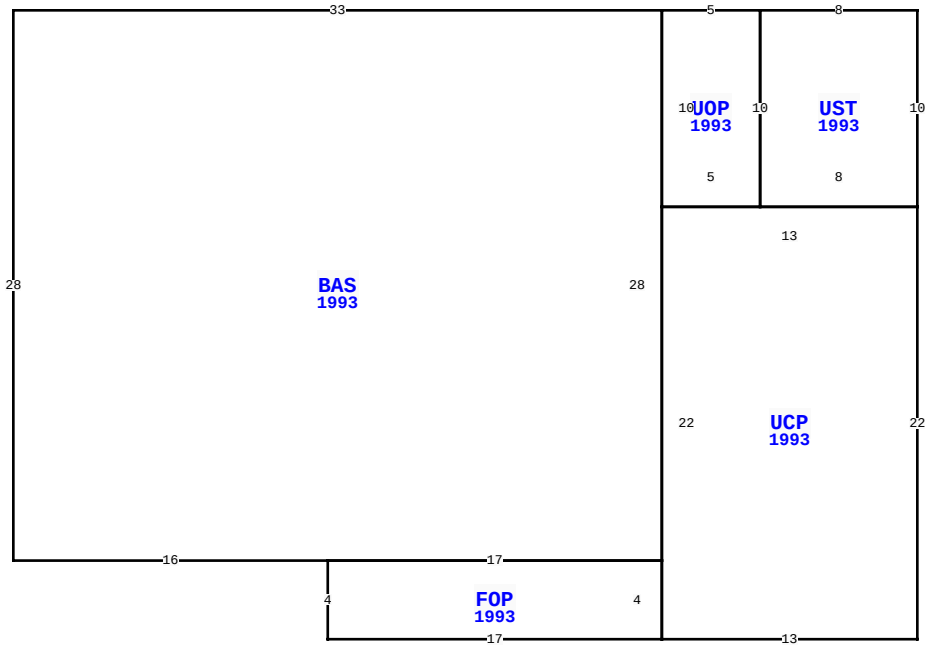
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	91,906
FOP	68	30	1993	20	1,989
UCP	286	20	1993	57	5,669
UOP	50	20	1993	10	995
UST	80	45	1993	36	3,581
TOTALS	1,408			1,047	104,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,047	114.4800	120.20	125,849	1935	1985	0	0	0	17.25	82.75

1 SINGLE FAM 0% - 0 Heated Area: 924 HX Base Yr



2124 AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	104,140
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	176,800
TOTAL MARKET VALUE	280,940
SOH/AGL Deduction	0
ASSESSED VALUE	280,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,940
TOTAL JUST VALUE	280,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15052	MECH OTHER	0	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2486/1151	8/10/2021	WD	Q	I	01	300,000
GRANTOR: GRIFFIN DIANE ADAMS						
GRANTEE: JACS AMELIA LLC						
0617/0555	1/17/1991	PR	Q	I	06	100
GRANTOR: GRIFFIN DIANE A P/R						
GRANTEE: GRIFFIN DIANE A						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 UOP=[YR=1993] W5 BAS=[YR=1993] W33 S28 E16 FOP=[YR=1993] S4 E17 UCP=[YR=1993] E13 N22 W13 S22$ N4 W17$ E17 N28$ S10 E5 N10$ S10 E8 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001070	C	COMM MISC	0		CG	170.00	83.00	14,144.00	SF		1.00	1.00	1.00	12.50	12.50	176,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 176,800 Market: 0 Agricultural: 0 Common: 176,800 PRINTED 07/09/2026 BY SYS