BLOCK 12 LOT 15
PT IN OR 2501/668
AMERICAN BEACH SUB 2 PB 3/6

AMCO ENTERPRISES INC
3222 AMELIA RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-010B-0012-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

5460 ERVIN ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	776
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	300,776
SOH/AGL Deduction	91,431
ASSESSED VALUE	209,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,345
TOTAL JUST VALUE	300,776
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215415	DEMOLITION	0	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2501/0668	9/28/2021	WD	Q	V	05	600,000
GRANTOR: PENSCO TRUST COMPANY						
GRANTEE: AMCO ENTERPRISES IN						
2108/1983	3/20/2017	WD	Q	I	01	95,000
GRANTOR: BUSH COMILLA & GRIFFI						
GRANTEE: PENSCO TRUST COMPAN						

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
1	0422	CL FNC 4'	0	0	0	0	93.00	LF	15.00	15.00	100	1980	1980	3	20	279	
2	0424	CL FNC 6'	0	0	0	0	108.00	LF	20.00	20.00	100	1985	1985	3	23	497	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 776

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	000000	C	VAC RES	0		RS-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 12/14/2021 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS