N110 FT OF W195 FT OF E213 FT
OF LOT 53
PT OR 1912/1131

COMMERCIAL RANGE AT AMELIA LLC
4001 CENTURION WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-044B-0053-0010

BUILDING CHARACTERISTICS

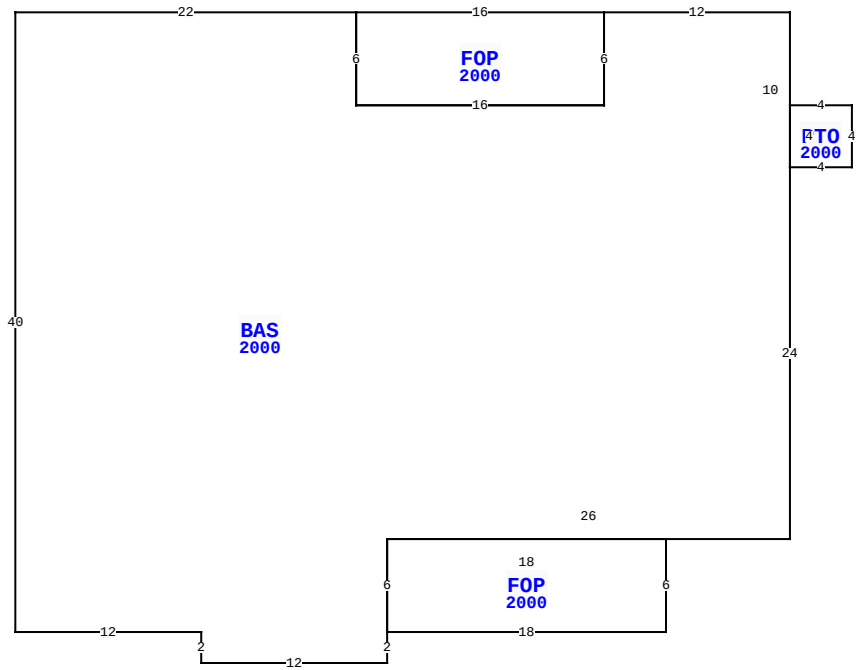
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	164,287
FOP	96	30	29	2,689
FOP	108	30	32	2,967
PTO	16	5	1	93
TOTALS	1,992		1,834	170,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,834	115.1000	103.88	190,516	2000	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 0% - 0 Heated Area: 1772 HX Base Yr



3133 BAILEY RD, 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: 2	Tax Dist:
BUILDING MARKET VALUE	170,036
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	420,036
SOH/AGL Deduction	0
ASSESSED VALUE	420,036
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	420,036
TOTAL JUST VALUE	420,036
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	420,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006862	NEW CONSTR	93,800	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2260/1424	3/11/2019	WD	Q	I	05	1,600,000
GRANTOR: HARDWICK JAMES O & JU						
GRANTEE: COMMERCIAL RANGE AT						
1912/1131	4/14/2014	WD	U	I	11	100
GRANTOR: OLE BAILEY LLC						
GRANTEE: HARDWICK JAMES O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W12 FOP=[YR=2000] W16 S6 E16 N6 $ S6 W16 N6 W22 S40 E12 S2 E12 N2 FOP=[YR=2000] E18 N6 W18 S6 $ N6 E26 N24 PTO=[YR=2000] E4 N4 W4 S4 $ 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	000192	C	UNDEVELOP	0		RG-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 08/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS