

PT W1/2 OF LOT 105 OF SUB OF
SEC 3-2N-28E PBK 1-5 &
PT W1/2 OF S1/2 OF LOT 6 OF

SKYWAY AMELIA LLC
3222 AMELIA RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044B-0105-0002



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2													
Exterior Wall	10	ABOVE AVG 100	1701	04	3,232	112.2160	159.35	515,019	2020	2020	0	0	1.00	99.00	VALUATION BY STANDARD													
Roof Structur	04	WOOD TRUSS 100	1 OFFICE 1&2 - 0% - 0													Heated Area: 2884												
Roof Cover	04	BUILT-UP 70														HX Base Yr												
Roof Cover	11	SLATE 30																										
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 60																										
Interior Floo	03	CONC FINSH 40																										
Ceiling	02	F.NOT SUS 100																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Fixtures	9	100																										
Frame	02	WOOD FRAME 100																										
Story Height	12	100																										
RMS	6	100																										
Stories	1.	1. 100																										
Units	0	100																										
Occupancy	00	NONE 100																										
Quality	03	Quality Level 03																										
DOR CODE	1700	OFFICE BUILDINGS																										
MAP NUM		MKT AREA														01												
NEIGHBORHOOD/LOC	1010.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,884	100	2,884	454,969																								
CAN	15	30	4	631																								
CAN	48	30	14	2,209																								
CAN	66	30	20	3,155																								
CAN	160	30	48	7,573																								
CAN	224	30	67	10,569																								
FST	376	50	188	29,658																								
PTO	10	5	0	0																								
PTO	16	5	1	157																								
STR	60	10	6	946																								
TOTALS	3,859		3,232	509,869																								
EXTRA FEATURES					3220 AMELIA RD, FERNANDINA BEACH																							
L N	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	0803	ASPHALT C	0	0	0	0	10,105.00	SF	2.00	2.00	100	2020	2020	3	88	17,785												
2	0400	CONC CURB	0	0	0	0	437.00	LF	15.00	15.00	100	2020	2020	3	99	6,489												
3	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2020	2020	3	99	223												
4	0811	CONCRETE B	0	0	0	0	669.00	SF	5.20	5.20	100	2020	2020	3	99	3,444												
5	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2020	2020	3	98	2,479												
6	0810	CONCRETE A	0	0	27	18	486.00	SF	6.50	6.50	100	2020	2020	3	99	3,127												
7	1123	CB 8"	0	0	0	0	496.00	SF	6.15	6.15	100	2020	2020	3	99	3,020												
8	0812	CONCRETE C	0	0	0	0	1,462.00	SF	4.00	4.00	100	2020	2020	3	99	5,790												
9	0476	VF 6 SBPL	0	0	0	0	52.00	LF	32.00	32.00	100	2020	2020	3	98	1,631												
10	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588												
LAND DESCRIPTION					TOTAL OB/XF 44,576																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	001700	C	1STORY OFF	0		C-1	0.00	0.00	103,237.00	SF		1.00	1.00	0.80	5.00	4.00	412,948											
REVIEW DATE 04/21/2021 BY KK Total Acres: 0.00 Total Land Value: 412,948 Market: 0 Agricultural: 0 Common: 412,948 PRINTED 08/02/2023 BY SYS																												

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