PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2023

00-00-30-0740-0054-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

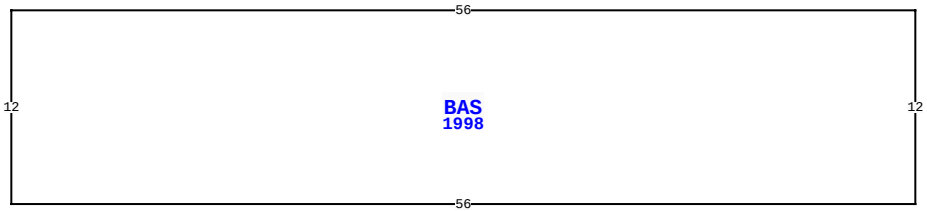
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	17,802
TOTALS	672		672	17,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	88.6000	57.59	38,700	1969	1999	0	0	0	54.00	46.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

BLD DATE	04/17/2014	KK	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	252,090
TOTAL MARKET OB/XF VALUE	51,325
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	783,415
SOH/AGL Deduction	44,566
ASSESSED VALUE	738,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	738,849
TOTAL JUST VALUE	783,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	671,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0102	CO ISSUED	0	04/15/2009
MH0102	MH MOVE-ON	0	03/01/2009
P13688	OTHER	0	03/01/2009
B22273	DEMOLITION	2,100	02/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/2999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W56 S12 E56 N12$.

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
2	0810	CONCRETE A	0	0	16	8	128.00	SF	6.50	6.50	100	1973	1973	3	25	208	
5	1242	WD DECK A	0	0	10	5	50.00	SF	10.00	10.00	100	2010	2010	3	50	250	
6	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	2009	2009	3	45	648	
7	0751	UOP	0	0	11	5	55.00	SF	10.00	10.00	100	2007	2007	3	52	286	
8	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	1996	1996	3	20	40	
10	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	2009	2009	3	45	486	
12	0751	UOP	0	0	12	8	96.00	SF	10.00	10.00	100	2009	2009	3	60	576	
15	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	2009	2009	3	45	486	
16	0510	GARAGE WD-	0	0	46	11	506.00	SF	35.00	35.00	100	1970	1970	3	20	3,542	
18	2810	MH SPACE	0	0	0	0	12.00	SF	2,400.00	2,400.00	100	0	0	3	100	28,800	

TOTAL OB/XF 35,322

LAND DESCRIPTION

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	002800	C	PARKNG LOT	0	0006	RS-2	0.00	0.00	200.00	FF		1.00	1.00	3.00	800.00	2,400.00	480,000							

REVIEW DATE 02/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/02/2023 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2023

00-00-30-0740-0054-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

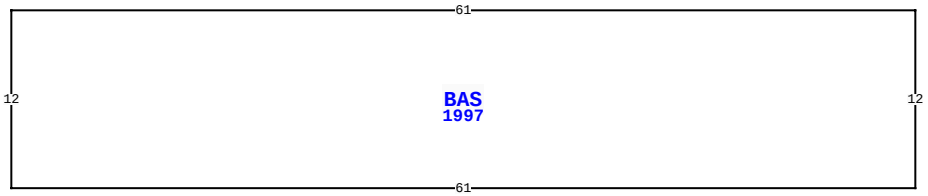
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	732	19,742
TOTALS	732		732	19,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	732	90.2000	58.63	42,917	1972	1999	0	0	0	54.00	46.00

2 M/H 93- – 0% - 0 Heated Area: 732 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

BLD DATE	04/17/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	252,090
TOTAL MARKET OB/XF VALUE	51,325
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	783,415
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ASSESSED VALUE	738,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	738,849
TOTAL JUST VALUE	783,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	671,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W61 S12 E61 N12$.

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
19	0940	SHEDS/PORT	0	0	6	4	24.00	SF	30.00	30.00	100	2009	2009	3	45	324	
20	0751	UOP	0	0	8	6	48.00	SF	10.00	10.00	100	2009	2009	3	60	288	
21	0940	SHEDS/PORT	0	0	7	6	42.00	SF	30.00	30.00	100	2009	2009	3	45	567	
22	0751	UOP	0	0	10	6	60.00	SF	10.00	10.00	100	2009	2009	3	60	360	
23	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	1996	1996	3	73	152	
24	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2009	2009	3	45	1,620	
25	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	2008	2008	3	90	187	
26	0751	UOP	0	0	8	5	40.00	SF	10.00	10.00	100	2009	2009	3	60	240	
27	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2009	2009	3	45	2,592	
28	0751	UOP	0	0	8	8	64.00	SF	10.00	10.00	100	2008	2008	3	56	358	

TOTAL OB/XF 6,688

LAND DESCRIPTION

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

REVIEW DATE 02/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/02/2023 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2023

00-00-30-0740-0054-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

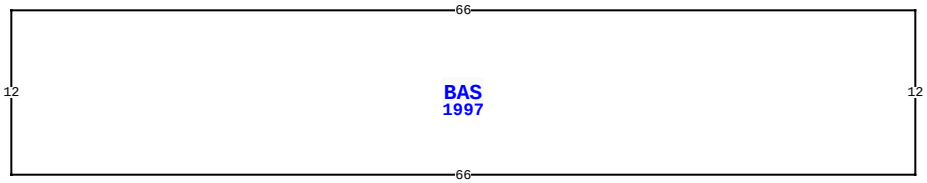
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	20,886
TOTALS	792		792	20,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	792	88.2000	57.33	45,405	1973	1999	0	0	0	54.00	46.00

3 M/H 93- – 0% - 0 Heated Area: 792 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

BLD DATE	04/17/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	252,090
TOTAL MARKET OB/XF VALUE	51,325
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	783,415
SOH/AGL Deduction	44,566
ASSESSED VALUE	738,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	738,849
TOTAL JUST VALUE	783,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	671,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W66 S12 E66 N12$.

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
29	0751	UOP	0	0	5	4	20.00	SF	10.00	10.00	100	2008	2008	3	56	112	
30	0940	SHEDS/PORT	0	0	7	5	35.00	SF	30.00	30.00	100	2008	2008	3	40	420	
31	0751	UOP	0	0	32	8	256.00	SF	10.00	10.00	100	2001	2001	3	30	768	
32	0940	SHEDS/PORT	0	0	7	5	35.00	SF	30.00	30.00	100	2009	2009	3	45	473	
33	0681	POLE SHED	0	0	7	4	28.00	SF	9.75	9.75	100	2009	2009	3	60	164	
34	0810	CONCRETE A	0	0	8	3	24.00	SF	4.23	4.23	100	2000	2000	3	80	81	
35	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2009	2009	3	45	90	
36	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2006	2006	3	31	50	
37	0751	UOP	0	0	11	8	88.00	SF	10.00	10.00	100	2008	2008	3	56	493	
38	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	76	228	

TOTAL OB/XF 2,879

LAND DESCRIPTION

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

REVIEW DATE 02/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/02/2023 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2023

00-00-30-0740-0054-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

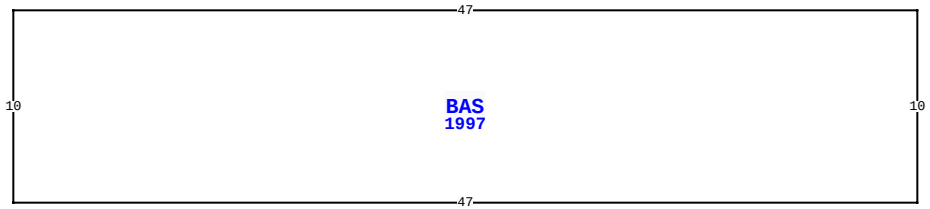
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	470	100	470	12,788
TOTALS	470		470	12,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	470	91.0000	59.15	27,800	1962	1999	0	0	0	54.00	46.00

4 M/H 93- – 0% - 0 Heated Area: 470 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

BLD DATE	04/17/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	252,090
TOTAL MARKET OB/XF VALUE	51,325
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	783,415
SOH/AGL Deduction	44,566
ASSESSED VALUE	738,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	738,849
TOTAL JUST VALUE	783,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	671,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W47 S10 E47 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
39	0446	BOX FNC 6'	0	0	0	0	8.00	LF	20.00	20.00	100	2008	2008	3	40	64	
40	0751	UOP	0	0	6	7	42.00	SF	10.00	10.00	100	2008	2008	3	56	235	
41	0940	SHEDS/PORT	0	0	7	5	35.00	SF	30.00	30.00	100	2009	2009	3	45	473	
42	0810	CONCRETE A	0	0	8	16	1,973.00	SF	6.50	6.50	100	1973	1973	3	25	3,206	
43	0751	UOP	0	0	10	6	60.00	SF	10.00	10.00	100	2009	2009	3	60	360	
44	0940	SHEDS/PORT	0	0	7	5	35.00	SF	30.00	30.00	100	2009	2009	3	45	473	
45	0751	UOP	0	0	6	8	48.00	SF	10.00	10.00	100	2009	2009	3	60	288	
46	0940	SHEDS/PORT	0	0	7	5	35.00	SF	30.00	30.00	100	2009	2009	3	45	473	
47	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2009	2009	3	45	864	

LAND DESCRIPTION

TOTAL OB/XF 6,436

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

REVIEW DATE 02/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/02/2023 BY SYS

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IN OR 2249/786
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2023

00-00-30-0740-0054-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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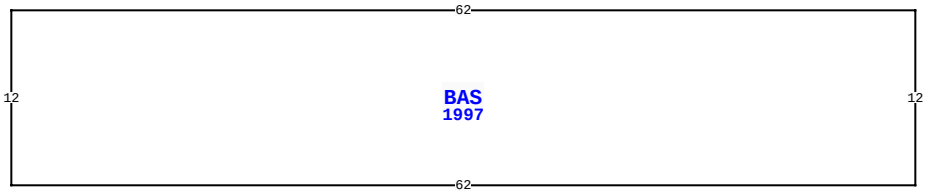
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	744	17,129
TOTALS	744		744	17,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	744	77.0000	50.05	37,237	1974	1999	0	0	0	54.00	46.00

5 M/H 93- – 0% - 0 Heated Area: 744 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

BLD DATE	04/17/2014 KK	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	252,090
TOTAL MARKET OB/XF VALUE	51,325
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	783,415
SOH/AGL Deduction	44,566
ASSESSED VALUE	738,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	738,849
TOTAL JUST VALUE	783,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	671,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W62 S12 E62 N12$.

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

REVIEW DATE 02/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/02/2023 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2023

00-00-30-0740-0054-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

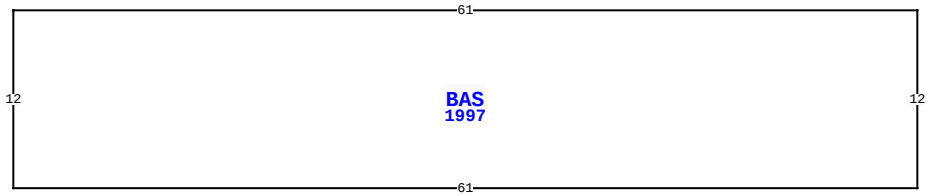
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	732	21,493
TOTALS	732		732	21,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	732	98.2000	63.83	46,724	1969	1999	0	0	0	54.00	46.00

6 M/H 93- – 0% - 0 Heated Area: 732 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

BLD DATE	04/17/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	252,090
TOTAL MARKET OB/XF VALUE	51,325
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	783,415
SOH/AGL Deduction	44,566
ASSESSED VALUE	738,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	738,849
TOTAL JUST VALUE	783,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	671,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W61 S12 E61 N12$.

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

REVIEW DATE 02/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/02/2023 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2023

00-00-30-0740-0054-0030

BUILDING CHARACTERISTICS

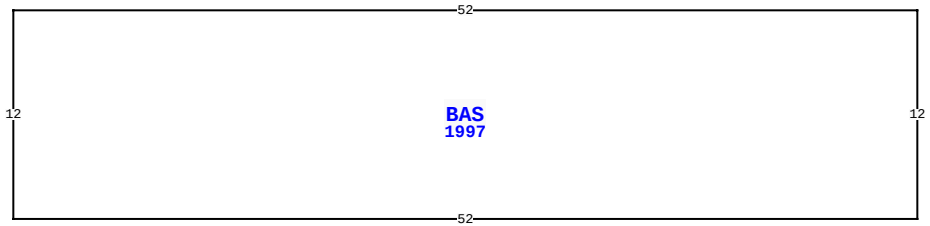
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	18,322
TOTALS	624		624	18,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	624	98.2000	63.83	39,830	1971	1999	0	0	0	54.00	46.00

7 M/H 93- – 0% - 0 Heated Area: 624 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

BLD DATE	04/17/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

EXTRA FEATURES

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	252,090
TOTAL MARKET OB/XF VALUE	51,325
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	783,415
SOH/AGL Deduction	44,566
ASSESSED VALUE	738,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	738,849
TOTAL JUST VALUE	783,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	671,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W52 S12 E52 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/02/2023 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2023

00-00-30-0740-0054-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

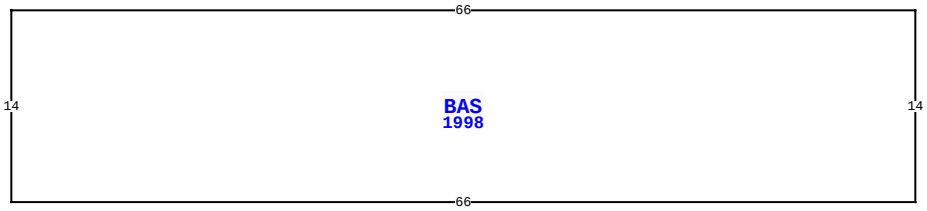
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	24,644
TOTALS	924		924	24,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	89.2000	57.98	53,574	1983	1999	0	0	0	54.00	46.00

9 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

BLD DATE	04/17/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	252,090
TOTAL MARKET OB/XF VALUE	51,325
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	783,415
SOH/AGL Deduction	44,566
ASSESSED VALUE	738,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	738,849
TOTAL JUST VALUE	783,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	671,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S14 E66 N14 $.

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

REVIEW DATE 02/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/02/2023 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2023

00-00-30-0740-0054-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

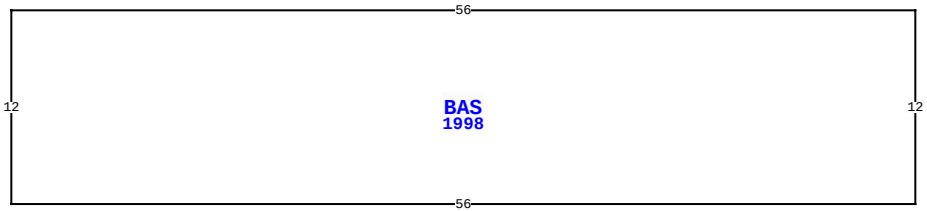
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	16,918
TOTALS	672		672	16,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	84.2000	54.73	36,779	1970	1999	0	0	0	54.00	46.00

10 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

BLD DATE	04/17/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	252,090
TOTAL MARKET OB/XF VALUE	51,325
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	783,415
SOH/AGL Deduction	44,566
ASSESSED VALUE	738,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	738,849
TOTAL JUST VALUE	783,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	671,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W56 S12 E56 N12 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/02/2023 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2023

00-00-30-0740-0054-0030

BUILDING CHARACTERISTICS

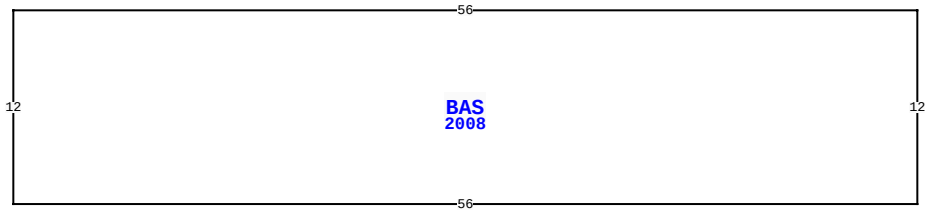
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	22,232
TOTALS	672		672	22,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	110.6400	71.92	48,330	1978	1999	0	0	0	54.00	46.00

11 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

BLD DATE	04/17/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 10 of 12 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	252,090
TOTAL MARKET OB/XF VALUE	51,325
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	783,415
SOH/AGL Deduction	44,566
ASSESSED VALUE	738,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	738,849
TOTAL JUST VALUE	783,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	671,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S12 E56 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/02/2023 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2023

00-00-30-0740-0054-0030

BUILDING CHARACTERISTICS

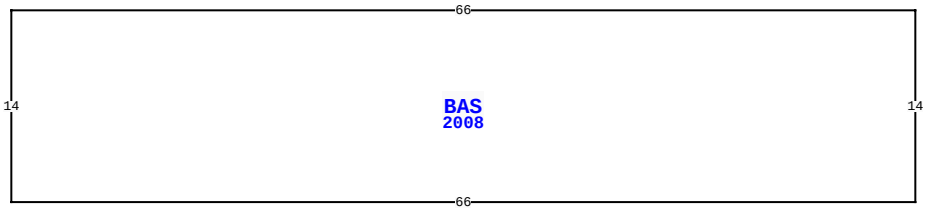
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	33,550
TOTALS	924		924	33,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	103.4400	67.24	62,130	1993	2003	0	0	0	46.00	54.00

12 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

BLD DATE	04/17/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 11 of 12 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	252,090
TOTAL MARKET OB/XF VALUE	51,325
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	783,415
SOH/AGL Deduction	44,566
ASSESSED VALUE	738,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	738,849
TOTAL JUST VALUE	783,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	671,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S14 E66 N14$.

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

REVIEW DATE 02/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/02/2023 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2023

00-00-30-0740-0054-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

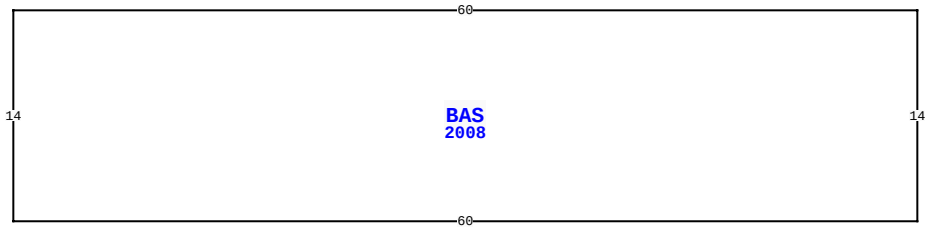
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	26,584
TOTALS	840		840	26,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	105.8400	68.80	57,792	1983	1999	0	0	0	54.00	46.00

13 M/H 93- – 0% - 0 Heated Area: 840 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

BLD DATE	04/17/2014	KK	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	252,090
TOTAL MARKET OB/XF VALUE	51,325
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	783,415
SOH/AGL Deduction	44,566
ASSESSED VALUE	738,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	738,849
TOTAL JUST VALUE	783,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	671,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S14 E60 N14$.

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

REVIEW DATE 02/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/02/2023 BY SYS