UNIT 202
IN OR 1879/164
1405 AMELIA PARK TOWN CENTER

1405 PARK LAND TRUST/CAMCAM MANAGEMENT LLC TRUSTEE
96383 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-102T-0202-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	EXTERIOR	EXTERIOR 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0417	CONDO OFFICE

MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1632200		0				2001	2001	100	100	0		

1 CONDO – 0% - 0 SQFT=1194 HX Base Yr

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

1405 PARK AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	195,816
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	195,816
SOH/AGL Deduction	48,971
ASSESSED VALUE	146,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,845
TOTAL JUST VALUE	195,816
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011587	NEW CONSTR	15,000	07/03/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1879/0164	9/12/2013	WD	U	I	37	95,000
GRANTOR: ROSS WILLIAM L & DILL						
GRANTEE: CAMCAM MANAGEMENT L						
1014/0538	10/18/2001	WD	Q	I		150,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: ROSS WILLIAM & DILL						

BUILDING NOTES

BUILDING DIMENSIONS

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 12/29/2022 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS