

AMELIA SOUTH FERNANDINA LLC
1635 RIGGING WAY
FERNANDINA BEACH, FL 32034

00-00-31-1030-001B-0000

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	VALUATION SUMMARY																			
Floor			1 100		1030000		0				1974	1974	100	100	0			VALUATION BY					STANDARD														
Recreation	POOL		POOL 100		1 CONDO - 0% - 0										SQFT=1130					HX Base Yr					Tax Group: 2					Tax Dist:							
Location	INTERIOR		INTERIOR 100																						BUILDING MARKET VALUE					536,000							
View Lump Sum	OCEAN		OCEAN 100																						TOTAL MARKET OB/XF VALUE					0							
Desirability	FLOOR		1ST FLOOR 100																						TOTAL LAND VALUE - MARKET					0							
Balcony FOP/PATIO			FOP/PATIO 100																						TOTAL MARKET VALUE					536,000							
Parking	OPEN SPC		1 OPEN SPC 100																						SOH/AGL Deduction					77,410							
Bedrooms			2 100																						ASSESSED VALUE					458,590							
Bathrooms			2 100																						TOTAL EXEMPTION VALUE					0							
Oth Rooms			2 100																						BASE TAXABLE VALUE					458,590							
																		TOTAL JUST VALUE					536,000														
																		NCON VALUE					0														
																		INCOME VALUE																			
																		PREVIOUS YEAR MKT VALUE					460,000														
Quality		03	Quality Level 03																																		
DOR CODE		0400	CONDOMINIUM																																		
MAP NUM			MKT AREA		01																																
NEIGHBORHOOD/LOC		1065.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
TOTALS		0	0															BLD DATE				LGL DATE															
EXTRA FEATURES		3350 S FLETCHER AV, FERNANDINA BEACH													XF DATE				LAND DATE																		
															INC DATE				AG DATE																		
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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
REVIEW DATE		10/14/2021		BY	JW		Total Acres: 0.00		Total Land Value: 0		Market: 0		Agricultural: 0		Common: 0		PRINTED 08/02/2023 BY SYS																				