BLDG 3 UNIT 101
AMELIA WOODS BEACH &
RACQUET CLUB IN OR 240/639

RAL LIVING TRUST/LENNIGER ROLAND A TRUSTEE
26016 NORTH PALOMINO TRAIL
SCOTTSDALE, AZ 85255

2023

00-00-31-1035-0003-0101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	CORNER	CORNER 100
View Lump Sum	TYPICAL	TYPICAL 100
Desirability	BLDG 3	BLDG 3 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		2.5 100
Oth Rooms		4 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1085.00	

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
1035000		0				1974	1974	100	100	0		

1 CONDO – 0% - 0 SQFT=1720 HX Base Yr

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

2700 MIZELL AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	350,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	350,000
SOH/AGL Deduction	0
ASSESSED VALUE	350,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	350,000
TOTAL JUST VALUE	350,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110689	H/AC	2,500	05/05/2011
20090410	REPAIR/RRF	10,000	04/02/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0620	11/30/2022	QC	U	I	11	100
GRANTOR: DICIOCCIO DIANE RUTH						
GRANTEE: RAL LIVING TRUST						
2586/0218	8/23/2022	WD	Q	I	01	420,000
GRANTOR: MCGRATH RESIDENTIAL P						
GRANTEE: DICIOCCIO DIANE RUT						

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 10/08/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS