PT OF LOT 6 OF FIRST COAST
ESTATES PBK 5/205 & PT LOT 14
OF SUB OF SEC 30 PBK 1/5 IN

AMELIA PARK TOWN CENTER CONDO ASSOCIATION INC
1880 S 14TH ST STE 103
FERNANDINA BEACH, FL 32034

2023

00-00-31-127A-0006-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

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

MARKET ADJUSTMENTS

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

1405 PARK AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,492
TOTAL MARKET VALUE	30,492
SOH/AGL Deduction	0
ASSESSED VALUE	30,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,492
TOTAL JUST VALUE	30,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011784	NEW CONSTR	10,000	08/03/2001
20011588	NEW CONSTR	15,000	07/12/2001
20011547	NEW CONSTR	10,000	07/10/2001
20011587	NEW CONSTR	15,000	07/03/2001
2003975	NEW CONSTR	240,000	09/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2499/0702	9/21/2021	QC	U	V	11	100
GRANTOR: MCS DEVELOPMENT CORPO						
GRANTEE: AMELIA PARK TOWN CE						
1823/1730	11/13/2012	QC	U	V	11	100
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: MCS DEVELOPMENT COR						

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
1	001000	C	COMMERCIAL	0		C-1	0.00	0.00	3,049.20	SF		1.00	1.00	1.00	10.00	10.00	30,492							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 30,492 Market: 0 Agricultural: 0 Common: 30,492 PRINTED 08/02/2023 BY SYS