

AMELIA HOSPITALITY LLC
13072 LAMACA CT
JACKSONVILLE, FL 32246

00-00-31-1460-0042-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
																							VALUATION BY					STANDARD											
																							Tax Group: 2					Tax Dist:											
																							BUILDING MARKET VALUE					0											
																							TOTAL MARKET OB/XF VALUE					0											
																							TOTAL LAND VALUE - MARKET					1,050,000											
																							TOTAL MARKET VALUE					1,050,000											
																							SOH/AGL Deduction					33,600											
																							ASSESSED VALUE					1,016,400											
																							TOTAL EXEMPTION VALUE					0											
																							BASE TAXABLE VALUE					1,016,400											
																							TOTAL JUST VALUE					1,050,000											
																							NCON VALUE					0											
																							INCOME VALUE																
																							PREVIOUS YEAR MKT VALUE					1,050,000											
DOR CODE		1000	VACANT COMMERCIAL																																				
MAP NUM			MKT AREA																				01																
NEIGHBORHOOD/LOC		1051.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																		
TOTALS																																							
EXTRA FEATURES		1962 S FLETCHER AVE, FERNANDINA BEACH																																					
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																							