BLOCK 129 LOT S1/2 OF 6
CITY OF FDNA BEACH

JAY PROPERTIES OF AMELIA LLC
320 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0129-0062

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

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

323 S 9TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	137,500
TOTAL MARKET VALUE	137,500
SOH/AGL Deduction	0
ASSESSED VALUE	137,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,500
TOTAL JUST VALUE	137,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2543/1699	2/04/2022	WD	Q	V	05	655,000
GRANTOR: BUILDING AMELIA LLC						
GRANTEE: JAY PROPERTIES OF A						
2001/1010	9/03/2015	WD	U	I	37	230,000
GRANTOR: GARVIN MARTHA S						
GRANTEE: BUILDING AMELIA LLC						

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	0006	MU-1	50.00	100.00	5,000.00	SF		1.00	1.00	1.10	25.00	27.50	137,500							

REVIEW DATE 06/09/2021 BY KKX Total Acres: 0.00 Total Land Value: 137,500 Market: 0 Agricultural: 0 Common: 137,500 PRINTED 08/02/2023 BY SYS