

BLOCK 166 LOTS 17 TO 22
IN OR 2097/1158
CITY OF FDNA BEACH

P & L AMELIA LLC/
96093 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0166-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	17	CB STUCCO 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 70
Interior Wall	04	PLYWOOD 30
Interior Floor	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNED OCCUPY 03
DOR CODE		2700VEH SALE/REPAIR
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	754	185	1,395	64,236
AOF	476	185	881	40,568
BAS	2,370	100	2,370	109,132
CAN	222	30	67	3,085
TOTALS	3,822		4,713	217,022

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
1	0803	ASPHALT C	0	0	0	10,040.00	UT	2.00	2.00	100	2005	2005	3	58	11,646	
2	0810	CONCRETE A	0	0	13 41	533.00	SF	6.50	6.50	100	1980	1980	3	35	1,213	
5	0402	CONC BUMPE	0	0	0	4.00	UT	25.00	25.00	100	1993	1993	3	76	76	
9	4950	BOLLARD	0	0	0	4.00	UT	100.00	100.00	100	1980	1980	3	100	400	
10	6001	ROLLUP DR	0	0	0	6.00	UT	400.00	400.00	100	2017	2017	3	82	1,968	
11	0940	SHEDS/PORT	0	0	18 12	216.00	SF	30.00	30.00	100	2017	2017	3	82	5,314	
12	0978	SECURTY LT	0	0	0	3.00	UT	450.00	450.00	100	2017	2017	3	94	1,269	

LAND DESCRIPTION			TOTAL OB/XF 21,886													
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
1	002700	C	AUTO SALES	0	0003	MU-8	150.00	100.00	15,000.00	SF		1.00	1.00	1.00	20.00	20.00

REVIEW DATE 03/28/2022 BY DC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2501	06	4,713	84.1638	74.27	350,035	1962	1990	0	0	0	38.00	62.00
1 SERV SHOP - 0% - 0 Heated Area: 3600 HX Base Yr												
925 S 8TH ST, FERNANDINA BEACH												

BLD DATE	05/11/2018	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				217,022	
TOTAL MARKET OB/XF VALUE				21,886	
TOTAL LAND VALUE - MARKET				300,000	
TOTAL MARKET VALUE				538,908	
SOH/AGL Deduction				228,002	
ASSESSED VALUE				310,906	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				310,906	
TOTAL JUST VALUE				538,908	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				435,889	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172416	REMODEL BATH	5,000	08/08/2017
20172107	REPAIR/RRF	1,750	07/11/2017
20171908	REPAIR/RRF	20,000	06/20/2017
10466	REMODEL	1,600	04/30/1997
10394	REPAIR/RRF	1,800	03/21/1997
7473	XFOB	2,500	12/21/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2097/1158	1/27/2017	WD	Q	I	01	260,000
GRANTOR: HOLLAND VIVIAN B & BE						
GRANTEE: P & L AMELIA LLC						
1583/1379	9/04/2008	DG	U	I	01	100
GRANTOR: HOLLAND VIVIAN B ETAL						
GRANTEE: HOLLAND VIVIAN B &						

BUILDING NOTES															
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BUILDING DIMENSIONS															
CAN=[YR=1993] W3 AOF=[YR=1994] N13 AOF=[YR=1995] N17 W28 BAS=[YR=1993] W79 S30 E79 N30\$ S17 E28\$ W28 S13 E1 S15 E26 N15 E1\$ W1 S15 W26 N15 W4 S18 E34 N18\$.															

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS