

AMELIA ISLAND ANIMAL HOSPITAL
1470 S 8TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0198-0011

[illegible]

BLOCK 198 LOTS 1 TO 3 & 5 E OF
HWY & LOTS 6 7 8
OR 1251/1594 & OR 1258/829 &

AMELIA ISLAND ANIMAL HOSPITAL
1470 S 8TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0198-0011



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 2 of 2 8																																
															VALUATION BY STANDARD																																		
															Tax Group: 8					Tax Dist:																													
															BUILDING MARKET VALUE										235,520																								
															TOTAL MARKET OB/XF VALUE										8,982																								
															TOTAL LAND VALUE - MARKET										473,712																								
															TOTAL MARKET VALUE										718,214																								
															SOH/AGL Deduction										356,652																								
															ASSESSED VALUE										361,562																								
															TOTAL EXEMPTION VALUE										0																								
															BASE TAXABLE VALUE										361,562																								
TOTAL JUST VALUE										718,214																																							
NCON VALUE										0																																							
INCOME VALUE																																																	
PREVIOUS YEAR MKT VALUE										561,659																																							
DOR CODE					1720					MEDICAL OFFICE																																							
MAP NUM										MKT AREA					02																																		
NEIGHBORHOOD/LOC					1095.00																																												
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
TOTALS																																																	
EXTRA FEATURES																																																	
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																			
13		0978		SECURTY LT		0 0		0 0		1.00		UT		450.00		450.00		100		1993		1993		3		36		162																					
14		0978		SECURTY LT		0 0		0 0		5.00		UT		450.00		450.00		100		2010		2010		3		81		1,823																					
LAND DESCRIPTION					TOTAL OB/XF 1,985																																												
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		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
REVIEW DATE 12/13/2019 BY KKA					Total Acres: 0.00					Total Land Value: 473,712					Market: 0					Agricultural: 0					Common: 473,712					PRINTED 08/02/2023 BY SYS																			