LOT 11
IN OR 1615/479
OCEAN CLUB DRIVE PB 6/107-110

AMELIA ENTERPRISES LLC
77 WABAN HILL ROAD NORTH
CHESTNUTHILL, MA 02467

2023

01-6N-29-150C-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10014.00		

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

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

MARKET ADJUSTMENTS

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

45 OCEAN CLUB DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,300,000
TOTAL MARKET VALUE	1,300,000
SOH/AGL Deduction	198,900
ASSESSED VALUE	1,101,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,101,100
TOTAL JUST VALUE	1,300,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1615/0479	4/16/2009	WD	U	V	12	100
GRANTOR: GANT DONALD R						
GRANTEE: AMELIA ENTERPRISES						
1198/1449	12/31/2003	WD	Q	V		2,000,000
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: GANT DONALD R						

BUILDING NOTES

BUILDING DIMENSIONS

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	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.30	1,000,000.00	1,300,000.00	1,300,000							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 1,300,000 Market: 0 Agricultural: 0 Common: 1,300,000 PRINTED 08/02/2023 BY SYS