

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CONSTRUCTION										VALUATION SUMMARY									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
																				VALUATION BY Tax Group: 5 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 248,670 TOTAL MARKET VALUE 248,670 SOH/AGL Deduction 7,948 ASSESSED VALUE 240,722 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 240,722 TOTAL JUST VALUE 248,670 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 248,670									
																				PERMIT NUM DESCRIPTION AMT ISSUED									
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0707/0538 6/17/1994 WD Q V CD 46,400 GRANTOR: HEALAN JACK B JR GRANTEE: SIMMONS LOU 0679/1313 4/27/1993 WD Q V CD 45,000 GRANTOR: SIMMONS LOU GRANTEE: HEALAN JACK B JR									
																				BUILDING NOTES									
																				BUILDING DIMENSIONS									
EXTRA FEATURES 40 AMELIA VILLAGE CIR, FERNANDINA BEACH, FL 32034										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE									
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													
																	TOTALS TOTAL OB/XF 0												
LAND DESCRIPTION																	TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0003	CI	0.00	0.00	8,289.00	SF		1.00	1.00	1.00	30.00	30.00	248,670												
REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 248,670 Market: 0 Agricultural: 0 Common: 248,670 PRINTED 08/02/2023 BY SYS																													