PT OF FRAC SEC 18-2N-28E &
SEC 20-2N-28E IN OR 473/480
{A/K/A BEACH FRONT PARK &

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

01-6N-29-AICO-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

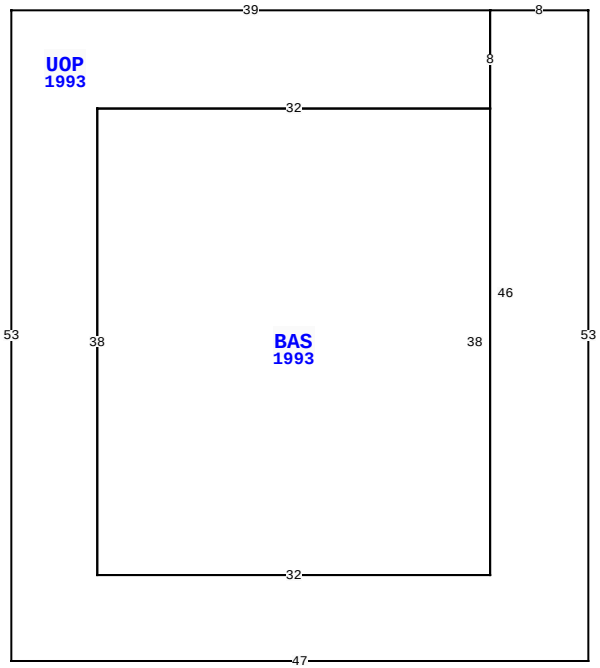
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		28 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	104,749
UOP	1,275	20	255	21,966
TOTALS	2,491		1,471	126,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	1,471	91.7700	102.55	150,851	1990	1990	0	0	0	16.00	84.00

1 CLUB HOUSE – 0% - 0 Heated Area: 1216 HX Base Yr



95496 BURNEY RD, FERNANDINA BEACH

BLD DATE	03/08/2019	KK	LGL DATE	
XF DATE	03/08/2019	KK	LAND DATE	03/08/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		126,715
TOTAL MARKET OB/XF VALUE		98,979
TOTAL LAND VALUE - MARKET		4,800,000
TOTAL MARKET VALUE		5,025,694
SOH/AGL Deduction		3,730,062
ASSESSED VALUE		1,295,632
TOTAL EXEMPTION VALUE	03	1,295,632
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,025,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,089,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328080	NEW CONSTR	16,248	12/01/2013
6266	NEW CONSTR	144,611	02/02/1990
B863778	N/A	173,300	12/22/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0473/0486	5/28/1985	WD	U	V	02	100
GRANTOR: AMELIA ISLAND PLANTAT						
GRANTEE: AMELIA PLANTATION C						
0473/0484	6/17/1985	WD	U	I	02	0
GRANTOR: AMELIA PLANTATION COM						
GRANTEE: AMELIA ISLAND PLANT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S38 E32 N38 $ UOP=[YR=1993] N8 W39 S53 E47 N53 W8 S46 W32 N38 E32 $.

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
1	0803	ASPHALT C	0	0	0	0	83,990.00	SF	2.00	2.00	100	1990	1990	3	50	83,990	
3	0812	CONCRETE C	0	0	0	0	1,158.00	SF	4.00	4.00	100	1990	1990	3	62	2,872	
5	0430	CL FNC 6B	0	0	0	0	82.00	LF	9.70	9.70	100	1990	1990	3	28	223	
6	0415	BEACHWALK	0	0	265	6	1,590.00	SF	5.75	5.75	100	1990	1990	3	20	1,829	
7	0810	CONCRETE A	0	0	0	0	101.00	SF	6.50	6.50	100	2013	2013	3	95	624	
8	0350	CARPORT WD	0	0	0	0	672.00	SF	13.00	13.00	100	2013	2013	3	65	5,678	
9	0402	CONC BUMPE	0	0	0	0	215.00	UT	25.00	25.00	100	1990	1990	3	70	3,763	

LAND DESCRIPTION

TOTAL OB/XF 98,979

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	008600	C	COUNTY	0		PUD	0.00	0.00	200.00	FF		1.00	1.00	1.50	16,000.00	24,000.00	4,800,000							

REVIEW DATE 03/08/2019 BY KK Total Acres: 0.00 Total Land Value: 4,800,000 Market: 0 Agricultural: 0 Common: 4,800,000 PRINTED 08/02/2023 BY SYS