



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	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 5 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 400,000 TOTAL MARKET VALUE 400,000 SOH/AGL Deduction 0 ASSESSED VALUE 400,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 400,000 TOTAL JUST VALUE 400,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 400,000									
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 10																															
NEIGHBORHOOD/LOC 10001.00																				SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE										
															2527/1760	1/05/2022	WD U	V	I	11	100										
GRANTOR: OMNI AMELIA ISLAND LL																				GRANTOR: OMNI AMELIA ISLAND LL											
GRANTOR: OAI LAND II LLC																				GRANTOR: OAI LAND II LLC											
1700/1211																				1700/1211 9/17/2010 WD U I 11 100											
GRANTOR: AMELIA ISLAND COMPANY																				GRANTOR: AMELIA ISLAND COMPANY											
GRANTOR: OMNI AMELIA ISLAND																				GRANTOR: OMNI AMELIA ISLAND											
TOTALS																				BUILDING NOTES											
EXTRA FEATURES										BEACH WALKER RD, FERNANDINA BEACH										BUILDING DIMENSIONS											
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																
LAND DESCRIPTION										TOTAL OB/XF 0																					
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	000000	C	VAC RES	0		RG-2	0.00	0.00	1.00	UT		1.00	1.00	4.00	100,000.00	400,000.00	400,000														
REVIEW DATE 01/01/2018 BY MH										Total Acres: 0.00 Total Land Value: 400,000										Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS											