

TRACT A  
 CONSERVATION ESMT, DRAINAGE,  
 UPLAND BUFFER, WETLANDS, &

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT  
 475 WEST TOWN PLACE STE 114  
 ST AUGUSTINE, FL 32092

2023

13-2N-27-0724-00TA-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
										VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 73 ASSESSED VALUE 27 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 27 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 25																			
DOR CODE 0005 COMMON S/D LANDS																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U / V / RSN SALE PRICE 2475/1828 6/24/2021 QC U V 11 100 GRANTOR: AW VENTURE II LLC GRANTEE: AMELIA WALK COMMUNI									
MAP NUM MKT AREA 04																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
NEIGHBORHOOD/LOC 4077.00																				BUILDING NOTES BUILDING DIMENSIONS									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
										TOTALS																			
EXTRA FEATURES										STONEHURST PKWY, FERNANDINA BEACH																			
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													
										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	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100												
REVIEW DATE 04/12/2021 BY HG										Total Acres: 0.00 Total Land Value: 100										Market: 0 Agricultural: 0 Common: 100 PRINTED 08/02/2023 BY SYS									