IN OR 1801/507
PARCELS 1-5 & 1-6
INCL S-2 OF LOT 5 OF

VIJUK PROPERTIES LLC
29 SALT MARSH DR
AMELIA ISLAND, FL 32034

2023

25-3N-28-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

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

MARKET ADJUSTMENTS

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: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,435,250
TOTAL MARKET VALUE	1,435,250
SOH/AGL Deduction	653,756
ASSESSED VALUE	781,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	781,494
TOTAL JUST VALUE	1,435,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,435,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1801/0507	6/26/2012	WD	Q	V	01	800,000
GRANTOR: AMELIA VENTURES LLC						
GRANTEE: VIJUK PROPERTIES LL						
1396/0423	3/15/2006	WD	Q	V		975,000
GRANTOR: MARINO ROBERT A & SOO						
GRANTEE: AMELIA VENTURES LLC						

S 14TH ST, FERNANDINA BEACH

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

BUILDING NOTES

BUILDING DIMENSIONS

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

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	001000	C	COMMERCIAL	0		C-1	0.00	0.00	143,525.00	SF		1.00	1.00	1.00	10.00	10.00	1,435,250							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 1,435,250 Market: 0 Agricultural: 0 Common: 1,435,250 PRINTED 08/02/2023 BY SYS