

S-3 OF LOTS 14 & 15
IN OR 2576/1448
CVNTS & RSTCTIONS OR 893/1139

JHH AMELIA MARKET LLC
3715 NORTHSIDE PKWY BLDG 4, STE 100
ATLANTA, GA 30327

2024

00-00-30-0760-0014-0030



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: 8										Tax Dist:																								
															BUILDING MARKET VALUE										0																								
															TOTAL MARKET OB/XF VALUE										0																								
															TOTAL LAND VALUE - MARKET										628,138																								
															TOTAL MARKET VALUE										628,138																								
															SOH/AGL Deduction										0																								
															ASSESSED VALUE										628,138																								
															TOTAL EXEMPTION VALUE										0																								
															BASE TAXABLE VALUE										628,138																								
DOR CODE					1000					VACANT COMMERCIAL																																							
MAP NUM										MKT AREA					03																																		
NEIGHBORHOOD/LOC					3016.00																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
TOTALS																																																	
EXTRA FEATURES					5550 S FLETCHER AVE, 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																																		
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	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		CG	0.00	0.00	44,867.00	SF		1.00	1.00	1.00	14.00	14.00	628,138																																
REVIEW DATE					02/14/2024					BY					KBA					Total Acres: 0.00					Total Land Value: 628,138					Market: 0					Agricultural: 0					Common: 628,138					PRINTED 08/06/2024 BY SYS				