FOR INFORMATION ONLY
NOW THE AMELIA RESORT CONDO
OR 1408/425 SEE 00-00-31-103R

MAIN BEACH RESORT LLC
10929 CRABAPPLE RD, SUITE 201
ROSWELL, GA 30075-5856

2024

00-00-31-1020-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	N.	NOTE RECORD	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1061.00		

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

2900 ATLANTIC AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	0
SOH/AGL Deduction	0
ASSESSED VALUE	0
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	0
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100445	H/AC	3,800	03/15/2010
20071743	H/AC	2,000,000	09/14/2007
20071658	ADDITION	2,500	09/04/2007
20071414	H/AC	40,000	07/31/2007
20071385	ELEC OTHER	94,000	07/26/2007
20061418	OTHER	267,000	06/22/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/1517	11/05/2004	WD	Q	I		1,800,000
GRANTOR: HALEEM HOLDINGS LLC						
GRANTEE: MAIN BEACH RESORT L						
0970/0659	2/09/2001	WD	U	I	12	2,300,000
GRANTOR: BEACHSIDE COMMONS I I						
GRANTEE: HALEEM HOLDINGS LLC						

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS