LOTS 50 & 51
AMELIA LIGHTHOUSE
RESERVATION PB 2/24

ORGAM LLC
7757 WILDWOOD WAY
JACKSONVILLE, FL 32256

2024

00-00-31-1020-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

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

87 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/02/2024 DC
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	1,097,200
TOTAL MARKET VALUE	1,097,200
SOH/AGL Deduction	0
ASSESSED VALUE	1,097,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,097,200
TOTAL JUST VALUE	1,097,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	960,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090679	DEMOLITION	1,000	06/03/2009
20081705	ELEC OTHER	2,400	11/19/2008
991150	REPAIR/RRF	5,040	08/26/1999
991151	REPAIR/RRF	6,570	08/26/1999
991152	REPAIR/RRF	6,720	08/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2630/531	4/03/2023	WD	Q	I	05	2,750,000
GRANTOR: AMELIA ISLAND BEACH R						
GRANTEE: ORGAM LLC						
2551/0950	3/31/2022	WD	Q	I	05	1,400,000
GRANTOR: LODGING RESOURCES INC						
GRANTEE: AMELIA ISLAND BEACH						

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	100.00	274.00	27,430.00	SF		1.00	1.00	1.00	40.00	40.00	1,097,200							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,097,200 Market: 0 Agricultural: 0 Common: 1,097,200 PRINTED 08/06/2024 BY SYS