

S 10 FT OF LOT 43 & ALL OF
LOT 44 IN OR 2074/1710
ESMT OR 1448/234

OCEANS AMELIA LLC
1431 RIVERPLACE BLVD APT 3504
JACKSONVILLE, FL 32207

2024

00-00-31-1460-0043-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	10	TERRAZZO 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Story Height	0	100
RMS	0	100
Units	6	100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,186	100	2,186	392,897
FUS	2,412	100	2,412	433,517
UOP	593	20	119	21,388
UOP	670	20	134	24,084
TOTALS	5,861		4,851	871,887

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	
2	0810	CONCRETE A	0	0	0	0	595.00	SF	6.50	6.50	
3	0415	BEACHWALK	0	0	4	162	648.00	SF	5.75	5.75	
4	1242	WD DECK A	0	0	0	0	357.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000820	C	APARTMENTS	0	0004	C-1	85.00	200.00	17,000.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0302	03	4,851	122.4000	209.92	1,018,322	1946	2000	0	0	14.38	85.62
1 APART/LUX - 0% - 0											
Heated Area: 4598 HX Base Yr											

1990 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE 07/11/2017 KK LGL DATE											
XF DATE											
INC DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
5,616											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				871,887			
TOTAL MARKET OB/XF VALUE				5,616			
TOTAL LAND VALUE - MARKET				1,275,000			
TOTAL MARKET VALUE				2,152,503			
SOH/AGL Deduction				531,213			
ASSESSED VALUE				1,621,290			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				1,621,290			
TOTAL JUST VALUE				2,152,503			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				2,195,027			