

BLOCK 142 LOTS 3 & 4
IN OR 2219/1226
CITY OF FDNA BEACH

ALPINE OF AMELIA PROP III LLC/
1417 SADLER ROAD #256
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0142-0030



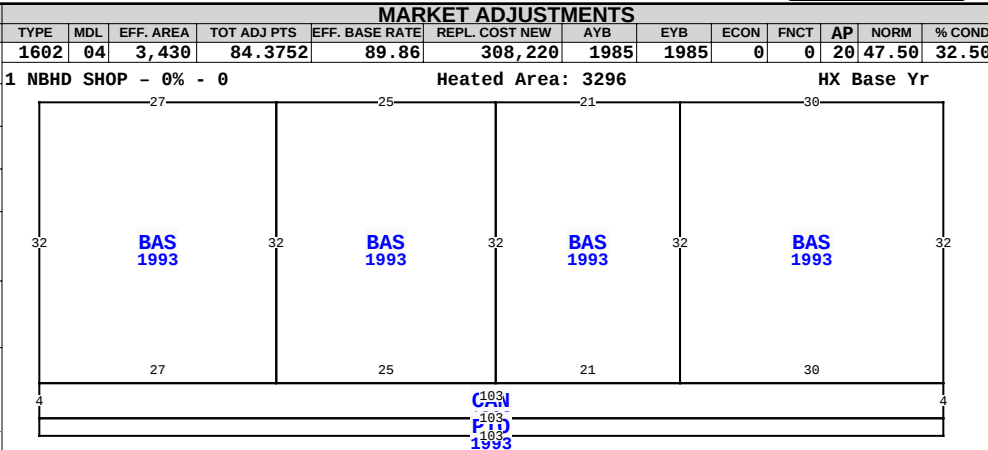
BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC	100		
Roof Structur	04	WOOD TRUSS	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	13	LVT/LAMNT	100		
Ceiling	02	F. NOT SUS	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Fixtures		10 100			
Frame	02	WOOD FRAME	100		
Common Wall		6 100			
Story Height		10 100			
RMS		8 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	1600COMMUNITY SHOPPING				
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1095.00				

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	19,625
BAS	800	100	800	23,364
BAS	864	100	864	25,233
BAS	960	100	960	28,036
CAN	412	30	124	3,621
PTO	206	5	10	292

TOTALS	3,914		3,430	100,172
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	63	2	126.00	SF	6.50	6.50	188
2	0810	CONCRETE A	0	0	23	17	391.00	SF	6.50	6.50	1,195
3	0810	CONCRETE A	0	0	4	16	64.00	SF	6.50	6.50	227
4	0803	ASPHALT C	0	0	0	0	5,564.00	SF	2.00	2.00	5,564
5	1242	WD DECK A	0	0	4	12	48.00	SF	11.00	11.00	106
6	0443	STK FNC 6'	0	0	0	0	31.00	LF	10.00	10.00	109
7	0443	STK FNC 6'	0	0	0	0	74.00	LF	10.00	10.00	370
8	0825	BRICK	0	0	7	2	14.00	SF	12.50	12.50	105
9	0825	BRICK	0	0	6	6	36.00	SF	12.50	12.50	270

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	001610	C	SH CTR NHD	0	0003	MU-8	200.00	100.00	20,000.00	SF	



BLD DATE	02/09/2022	KK	LGL DATE	
XF DATE	02/09/2022	KK	LAND DATE	02/09/2022
INC DATE			AG DATE	

528 S 8TH ST, FERNANDINA BEACH											
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TOTAL OB/XF											
8,134											

NASSAU COUNTY PROPERTY											
PAGE 1 of 4											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
366,403											
TOTAL MARKET OB/XF VALUE											
8,134											
TOTAL LAND VALUE - MARKET											
600,000											
TOTAL MARKET VALUE											
974,537											
SOH/AGL Deduction											
440,390											
ASSESSED VALUE											
534,147											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
534,147											
TOTAL JUST VALUE											
974,537											
NCON VALUE											
0											
INCOME VALUE											
33,127											
PREVIOUS YEAR MKT VALUE											
989,925											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170313	REROOF	14,000	02/02/2017
20161263	CHANGEOUT AC UNIT	3,000	05/01/2016
20161264	CHANGEOUT AC UNIT	3,000	05/01/2016
20150023	REMODEL	1,650	01/06/2015
20111917	H/AC	4,985	10/24/2011
20111435	H/AC	4,800	08/22/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2219/1226	8/24/2018	WD	Q	I	01	450,000
GRANTOR: HOLLY INVESTMENTS LIM						
GRANTEE: ALPINE OF AMELIA PR						
1813/1451	9/12/2012	WD	U	I	12	201,000
GRANTOR: 401 & 528 SOUTH EIGHTH						
GRANTEE: HOLLY INVESTMENTS L						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W30 BAS=[YR=1993] W21 BAS=[YR=1993] W25 BAS=[YR=1993] W27S32 CAN=[YR=1993] S4 PTO=[YR=1993] S2E103N2 W103\$ E103N4W103\$E27N32\$S32E25 N32\$S32E21N32\$S32E30N32\$.											

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