

BLOCK 166 LOTS 17 TO 22
IN OR 2097/1158
CITY OF FDNA BEACH

P & L AMELIA LLC/
96093 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0166-0170



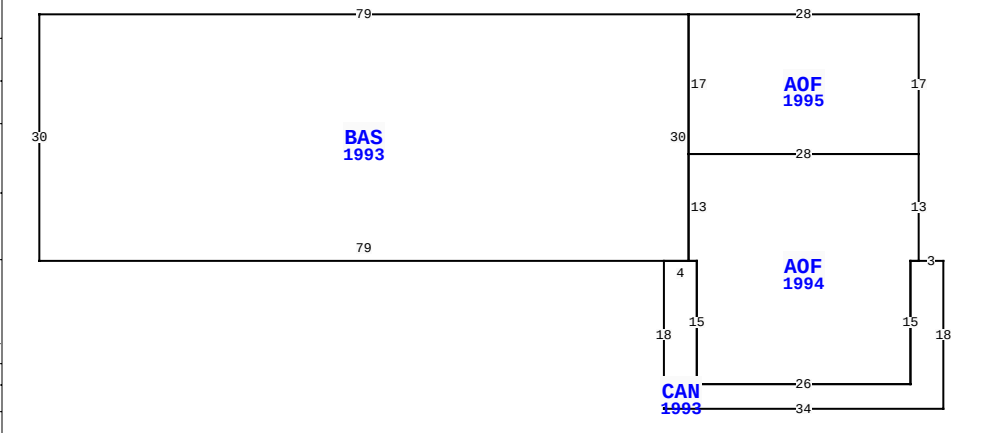
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	17	CB STUCCO 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 70
Interior Wall	04	PLYWOOD 30
Interior Floor	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNED OCCUPY 03
DOR CODE		2700VEH SALE/REPAIR
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	754	185	1,395	59,903
AOF	476	185	881	37,831
BAS	2,370	100	2,370	101,771
CAN	222	30	67	2,877
TOTALS	3,822		4,713	202,382

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	10,040.00	SF	2.00	2.00	
2	0810	CONCRETE A	0	0	13	41	533.00	SF	6.50	6.50	
3	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	
4	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	
5	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	
6	0940	SHEDS/PORT	0	0	18	12	216.00	SF	30.00	30.00	
7	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	002700	C	AUTO SALES	0	0003	MU-8	150.00	100.00	15,000.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2501	06	4,713	84.1638	72.17	340,137	1962	1990	0	0	40.50	59.50
1 SERV SHOP - 0% - 0											
Heated Area: 3600											
HX Base Yr											



BLD DATE	05/11/2018	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
21,013											

TOTAL OB/XF											
21,013											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	202,382		
TOTAL MARKET OB/XF VALUE	21,013		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	523,395		
SOH/AGL Deduction	181,398		
ASSESSED VALUE	341,997		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	341,997		
TOTAL JUST VALUE	523,395		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	538,908		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172416	REMODEL BATH	5,000	08/08/2017
20172107	REPAIR/RRF	1,750	07/11/2017
20171908	REPAIR/RRF	20,000	06/20/2017
10466	REMODEL	1,600	04/30/1997
10394	REPAIR/RRF	1,800	03/21/1997
7473	XFOB	2,500	12/21/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2097/1158	1/27/2017	WD	Q	I	01	260,000	
GRANTOR: HOLLAND VIVIAN B & BE							
GRANTEE: P & L AMELIA LLC							
1583/1379	9/04/2008	DG	U	I	01	100	
GRANTOR: HOLLAND VIVIAN B ETAL							
GRANTEE: HOLLAND VIVIAN B &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
CAN=[YR=1993] W3 AOF=[YR=1994] N13 AOF=[YR=1995] N17 W28 BAS=[YR=1993] W79 S30 E79 N30\$ S17 E28\$ W28 S13 E1 S15 E26 N15 E1\$ W1 S15 W26 N15 W4 S18 E34 N18\$.											