PT BLK 272 BEING ONLY PT LYING
NELY RR R/W & S1/2 OF R/W
ABND BY OR 668/1703

AMELIA RIVER VIEW LLC
2057 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0272-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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

BEECH & 2ND ST ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2021 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	117,610
TOTAL MARKET VALUE	117,610
SOH/AGL Deduction	0
ASSESSED VALUE	117,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,610
TOTAL JUST VALUE	117,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/0059	3/02/2023	WD	Q	V	01	150,000
GRANTOR: ERICKSON ROBERT D &						
GRANTEE: AMELIA RIVER VIEW L						
2233/1512	10/30/2018	TX	U	I	11	70,000
GRANTOR: TAX COLLECTOR						
GRANTEE: ERICKSON ROBERT D &						

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	004000	C	VAC INDUSTIR	0		I-1	0.00	0.00	23,522.00	SF		1.00	1.00	0.50	10.00	5.00	117,610							

REVIEW DATE 06/15/2021 BY KK Total Acres: 0.00 Total Land Value: 117,610 Market: 0 Agricultural: 0 Common: 117,610 PRINTED 08/06/2024 BY SYS