

AMELIA COMMUNITY THEATER ASSOCIATION INC
209 CEDAR ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0273-0050

[illegible]

BLK 273 LOTS 6,7,8,9,10,11,12,
13,14 & PT OF LOTS 2,3,4,5,26,
31,32,33 & PT OF R/W IN

AMELIA COMMUNITY THEATER ASSOCIATION INC
209 CEDAR ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0273-0050



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 80
Exterior Wall	10 ABOVE AVG 20
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	03 CONC FINSH 60
Interior Floor	15 HARDTILE 40
Ceiling	03 PART.FIN. 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	23 100
Frame	03 MASONRY 100
Story Height	21 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality 03 Quality Level 03

DOR CODE 3200 THEATER/AUDITORIUM

MKT AREA 01

NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	352	15	53	7,764
BAS	7,681	100	7,681	1,125,213
CAN	238	30	71	10,401
CAN	338	30	101	14,796
PTO	35	5	2	293
STR	90	10	9	1,319
UOP	85	20	17	2,490

TOTALS 8,819 7,934 1,162,275

EXTRA FEATURES

L N	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
11	0966	FIRE SPRNK	0	0	0	0	8,033.00	SF	3.00	3.00	100	2009	2009	3	90	21,689	
12	0646	LWN SPRK H	0	0	0	0	105.00	UT	2.00	2.00	100	2009	2009	3	56	118	
13	0855	CONC PAVER	0	0	0	0	538.00	SF	7.00	7.00	100	2014	2014	3	95	3,578	
14	0855	CONC PAVER	0	0	0	0	98.00	SF	10.00	10.00	100	2014	2014	3	95	931	
15	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1980	1980	3	20	90	
17	0097	AWNING CN	0	0	0	0	43.00	SF	65.00	65.00	100	2013	2013	3	71	1,984	
19	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2009	2009	3	40	160	

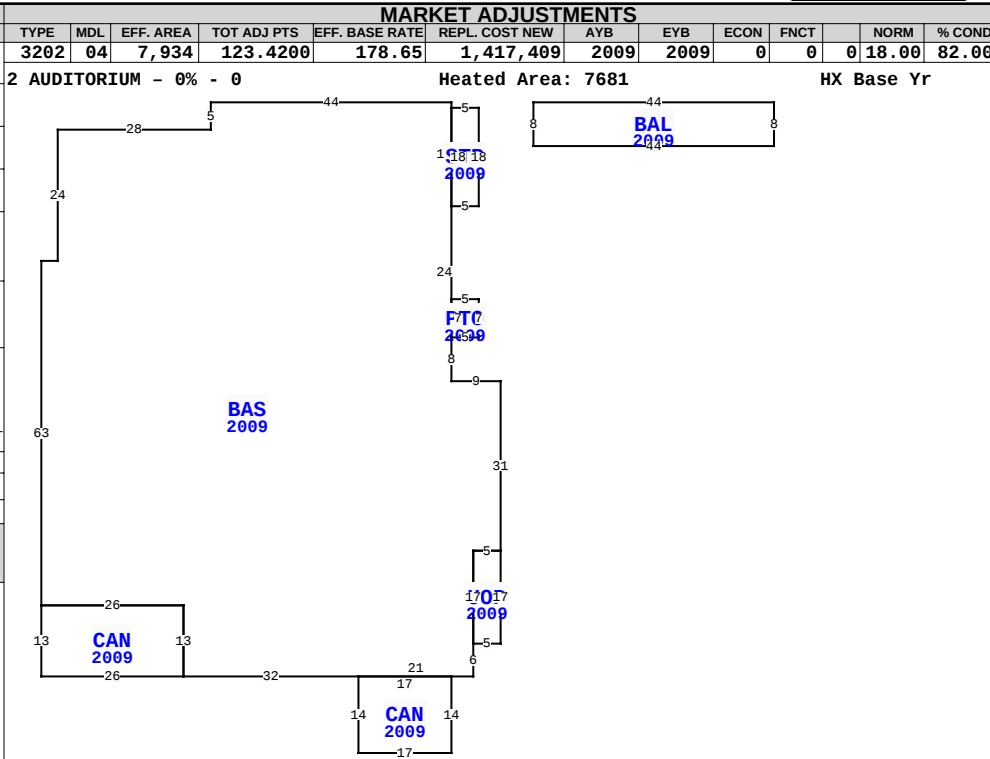
LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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REVIEW DATE 07/09/2024 BY KBA

207 CEDAR ST, FERNANDINA BEACH

BLD DATE 12/06/2018 KK
XF DATE 12/06/2018 KK
INC DATE
LGL DATE
LAND DATE 12/06/2018 KK
AG DATE



MARKET ADJUSTMENTS
2 AUDITORIUM - 0% - 0
Heated Area: 7681
HX Base Yr

NASSAU COUNTY PROPERTY
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		1,408,983
TOTAL MARKET OB/XF VALUE		91,246
TOTAL LAND VALUE - MARKET		1,125,999
TOTAL MARKET VALUE		2,626,228
SOH/AGL Deduction		1,518,464
ASSESSED VALUE		1,107,764
TOTAL EXEMPTION VALUE	10	1,107,764
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,626,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,758,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090464	MECH OTHER	35,000	04/16/2009
20090337	ELEC OTHER	180,000	03/17/2009
20090315	OTHER	28,500	03/11/2009
20090233	NEW CONSTR	1,800,000	02/20/2009
20032340	CHNGE SRVC	1,000	01/14/2003
20021477	ADDITION	9,000	08/29/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1438/1832	8/22/2006	WD	U	I	08

GRANTOR: GLIEDRYS HONORATA KRY
GRANTEE: AMELIA COMMUNITY TH
0821/1554 2/04/1998 QC U V 07 100
GRANTOR: CSX
GRANTEE: AMELIA COMMUNITY TH

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2009] W44 S5 W28 S24 W3 S63 CAN=[YR=2009] S13 E26
N13 W26\$ E26 S13 E32 CAN=[YR=2009] S14 E17 N14 W17\$ E21 N6
UOP=[YR=2009] E5 N17 W5 S17\$ N17 E5 N31 W9 N8 PTO=[YR=2009]
E5 N7 W5 S7\$ N24 STR=[YR=2009] E5 N18 W5 S18\$ N19\$ PTR=E15
BAL=[YR=2009] E44 S8 W44 N8\$ W15\$.

Total Acres: 0.00 Total Land Value: 1,125,999 Market: 0 Agricultural: 0 Common: 1,125,999 PRINTED 08/06/2024 BY SYS