



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	384	15,995
BAS	814	100	814	33,907
BAS	368	100	368	15,329
FOP	180	30	54	2,249
TOTALS	1,746		1,620	67,481

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
1	0965	SPRINK FIRE	0	0	0	20.00	UT	240.00	240.00	100	1980	1980	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	001100	C	STORE 1FLR	0	0006	PUD	0.00	0.00	6,507.00	SF		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1101	04	1,620	97.4358	138.85	224,937	1974	1985	0	0	20	50.00	30.00	
1 RETAILSTOR - 0% - 0 Heated Area: 1566 HX Base Yr													
40 AMELIA VILLAGE CIR, FERNANDINA BEACH													
BLD DATE 10/07/2020 KK LGL DATE 10/07/2020 KK XE DATE 10/07/2020 KK LAND DATE 10/07/2020 KK AG DATE													

TOTAL OB/XF													
2,880													

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2,880													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		67,481	
TOTAL MARKET OB/XF VALUE		2,880	
TOTAL LAND VALUE - MARKET		195,210	
TOTAL MARKET VALUE		265,571	
SOH/AGL Deduction		0	
ASSESSED VALUE		265,571	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		265,571	
TOTAL JUST VALUE		265,571	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		267,462	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004593	REPAIR/RRF	20,000	06/23/2020
20001150	REPAIR/RRF	13,000	02/13/2020
B9502187	ADDITION	15,800	08/01/1995
8718	REPAIR/RRF	5,160	03/02/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0735/0961	8/02/1995	WD U	I	I	02	125,000	
GRANTOR: THE GINNERS							
GRANTEE: SIMMONS LOU							
0490/0243	5/01/1986	MS U	I			100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FOP=[YR=1995] W10 BAS=[YR=1995] W31 S18 BAS=[YR=1993] S24 E26 BAS=[YR=1993] S3 E8 N3 E7 N24 W15 S24\$ N24 E5 N10 W19 S10 W12\$ E12 N10 E19 N8\$ S18 E10 N18\$.													

OTHER ADJUSTMENTS AND NOTES													