PT OR 1028/835
ESMT PT OR 809/1455 & 1445
ESMT PT OR 811/423

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2024

12-2N-27-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

AMELIA CONCOURSE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		66,550
TOTAL MARKET VALUE		66,550
SOH/AGL Deduction		13,403
ASSESSED VALUE		53,147
TOTAL EXEMPTION VALUE	04	53,147
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		66,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/0835	1/02/2002	WD	U	I	12	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: JEA						
0827/0916	3/25/1998	QC	U	I	09	100
GRANTOR: UNITED WATERWORKS INC						
GRANTEE: UNITED WATER FLA IN						

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	008900	C	MUNICIPAL	0		OR	0.00	0.00	2.42	AC		1.00	1.00	0.50	55,000.00	27,500.00	66,550							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 2.42 Total Land Value: 66,550 Market: 0 Agricultural: 0 Common: 66,550 PRINTED 08/06/2024 BY SYS