IN OR 2116/1521
ESMT OR 1017/60
EX 6-6 & 6-7

AMELIA RENTAL & MANAGEMENT SERVICES INC
5299 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2024

12-2N-28-0000-0006-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,107
TOTAL LAND VALUE - MARKET	251,340
TOTAL MARKET VALUE	262,447
SOH/AGL Deduction	0
ASSESSED VALUE	262,447
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,447
TOTAL JUST VALUE	262,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22658	REMODEL	0	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2116/1521	4/28/2017	WD	Q	I	01	250,000
GRANTOR: RINEY PROFESSIONAL CE						
GRANTEE: AMELIA RENTAL & MAN						
0917/1680	2/02/2000	WD	U	V	01	100
GRANTOR: RINEY MARY A TRUSTEE						
GRANTEE: RINEY PROFESSINAL C						

5239 S FLETCHER AVE, FERNANDINA BEACH

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

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
1	0400	CONC CURB	0	0	0	0	130.00	LF	15.00	15.00	100	2001	2001	3	85	1,658	
2	0803	ASPHALT C	0	0	0	0	9,449.00	SF	2.00	2.00	100	2001	2001	3	50	9,449	

LAND DESCRIPTION

TOTAL OB/XF 11,107

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	001001	C	V CM/XFOBT	0		CG	144.00	176.00	25,134.00	SF		1.00	1.00	1.00	10.00	10.00	251,340							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 251,340 Market: 0 Agricultural: 0 Common: 251,340 PRINTED 08/06/2024 BY SYS