PT LOT 7 OF AMELIA SUB OF SEC
15 DBK Y/128 & PT OF
GOVT LOT 1 OF SEC 14-2N-28E IN

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

14-2N-28-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8001	V GV W/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3028.00		

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

105 BEACH ACCESS 105, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		11,242
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		81,242
SOH/AGL Deduction		0
ASSESSED VALUE		81,242
TOTAL EXEMPTION VALUE	03	81,242
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		81,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0639/0842	10/25/1991	QC	U	I	06	100
GRANTOR: SUMMER BEACH LTD						
GRANTEE: BOARD OF COUNTY COM						
0222/0371	7/28/1976	MS	U	I		11,000
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: DEMETREE WILIAM C E						

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	0803	ASPHALT C	0	0	0	0	6,682.00	SF	2.00	2.00	100	2000	2000	3	50	6,682	
2	0415	BEACHWALK	0	0	0	0	1,862.00	SF	5.75	5.75	100	1990	1990	3	20	2,141	
3	0415	BEACHWALK	0	0	0	0	608.00	SF	5.75	5.75	100	2011	2011	3	50	1,748	
4	0415	BEACHWALK	0	0	31	5	155.00	SF	5.75	5.75	100	2011	2011	3	50	446	
5	0415	BEACHWALK	0	0	0	0	196.00	SF	5.75	5.75	100	2000	2000	3	20	225	

LAND DESCRIPTION

TOTAL OB/XF 11,242

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	008001	C	V GV/XFOB	0	0006	PUD	0.00	0.00	1.40	AC		1.00	1.00	0.10	500,000.00	50,000.00	70,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 1.40 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS