

LOT 9 IN OR 2222/601
WILLIE B WILLIAMS SUB
OR 77/122

AMELIA'S LADIES MANAGEMENT LLC
225 DIVISION ST
FERNANDINA BEACH, FL 32034

2024

14-2N-28-0000-0007-0170



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1									
															VALUATION BY STANDARD											
					Tax Group: 8										Tax Dist:											
					BUILDING MARKET VALUE										0											
					TOTAL MARKET OB/XF VALUE										0											
					TOTAL LAND VALUE - MARKET										75,000											
					TOTAL MARKET VALUE										75,000											
					SOH/AGL Deduction										27,490											
					ASSESSED VALUE										47,510											
					TOTAL EXEMPTION VALUE										0											
					BASE TAXABLE VALUE										47,510											
DOR CODE					0000					VACANT																
MAP NUM										MKT AREA					03											
NEIGHBORHOOD/LOC					3026.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																										
EXTRA FEATURES					STEWART AV, FERNANDINA BEACH																					
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											
LAND DESCRIPTION																	TOTAL OB/XF 0									
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		
1	000000	C	VAC RES	0	0007	RSF-2	50.00	95.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																										