UNIT 2
AMELIA MEDICAL PARK CONDO
OR 1378/548

DANIEL J MATRICIA LLC
1768 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-015M-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0499	CONDO/VACANT LAND	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4070.00		

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

BRADY POINT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	05/03/2024 DC
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	614,188
TOTAL MARKET VALUE	614,188
SOH/AGL Deduction	242,605
ASSESSED VALUE	371,583
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	371,583
TOTAL JUST VALUE	614,188
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	460,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	000499	C	CONDO/LAND O	0			0.00	0.00	61,418.81	SF		1.00	1.00	1.00	10.00	10.00	614,188							

REVIEW DATE 12/27/2023 BY JW Total Acres: 0.00 Total Land Value: 614,188 Market: 0 Agricultural: 0 Common: 614,188 PRINTED 08/06/2024 BY SYS