UNIT 6-A
AMELIA RETREAT 1 OR 410/362

MARKETTE ANNE/LEE WILLIAM C III
8030 FIRST COAST HWY 6-A
FERNANDINA BEACH, FL 32034

2025

00-00-30-0087-0006-00A0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	END	END 100
View Lump Su	OCEAN	OCEAN 100
Balcony	FEP	FEP 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
User Defined	FIREPLACE	FIREPLACE 100
Quality	04	Quality Level 04

DOR CODE 0400 CONDOMINIUM
MAP NUM
MKT AREA 10
NEIGHBORHOOD/LOC 10004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,826			1,826	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0087000		1,826				1983	1983	100	100	0		

1 CONDO – 100% - 2025 HX Base Yr 2025

8030 FIRST COAST HWY 6-A, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,264,520
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,264,520
SOH/AGL Deduction		0
ASSESSED VALUE		1,264,520
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,213,798
TOTAL JUST VALUE		1,264,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,252,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632515	ADDITION	250,000	06/01/2016
B24902	REPAIR/RRF	1,800	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2704/315	4/04/2024	WD	Q	I	01	1,500,000
GRANTOR: WRIGHT TONY LEE & JAN						
GRANTEE: MARKETTE ANNE						
2269/1980	4/17/2019	WD	Q	I	02	850,000
GRANTOR: BROOKS J KEVIN & BONN						
GRANTEE: WRIGHT TONY LEE & J						

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

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS