UNIT B-131
AMELIA SURF & RACQUET CLUB 3

LOCKE SUSAN A/MCMANUS DANIEL E
4800 AMELIA ISLAND PKWY B-131
FERNANDINA BEACH, FL 32034

2025

00-00-30-0090-000B-1310

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	EXTERIOR	EXTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	ORIGINAL	ORIGINAL 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,230			1,230	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0090000		1,230				1982	1982	100	100	0		

1 CONDO – 100% - 2025

HX Base Yr 2025

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

4800 AMELIA ISLAND PKWY B-131, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		898,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		898,000
SOH/AGL Deduction		0
ASSESSED VALUE		898,000
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		847,278
TOTAL JUST VALUE		898,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		855,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25268	REMODEL	19,080	10/01/2011
B23168	REMODEL	3,372	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/716	2/26/2024	WD	Q	I	01	1,160,000
GRANTOR: FEENEY RICHARD A III						
GRANTEE: LOCKE SUSAN A						
2241/0704	11/05/2018	WD	U	I	11	100
GRANTOR: M & R & MR LLC						
GRANTEE: FEENEY RICHARD A II						

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 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS