LOTS 9 THRU 11
IN OR 1803/1050
MAGNOLIA POINT PB 5/344

VIJUK PROPERTIES LLC/
29 SALT MARSH DR
AMELIA ISLAND, FL 32034

2025

00-00-30-037M-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

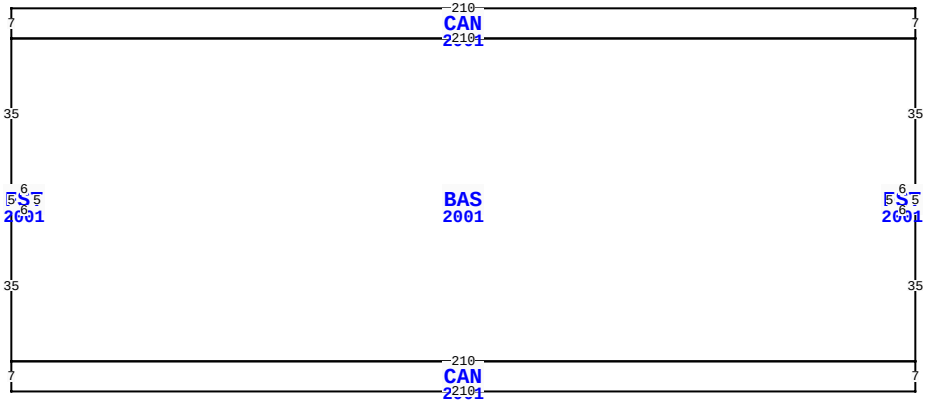
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		32 100
Frame	02	WOOD FRAME 100
Story Height		11 100
RMS		21 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	15,690	100	2001	15,690	1,027,809
CAN	1,470	30	2001	441	28,889
CAN	1,470	30	2001	441	28,889
FST	30	50	2001	15	983
FST	30	50	2001	15	983
TOTALS	18,690			16,602	1,087,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	16,602	87.9795	91.94	1,526,388	2001	2001	0	0	0	28.75	71.25

1 NBHD SHOP – 0% - 0 Heated Area: 15690 HX Base Yr



1897 ISLAND WALK WAY, FERNANDINA BEACH

BLD DATE	09/28/2018	KK	LGL DATE	
XF DATE	09/28/2018	KK	LAND DATE	09/28/2018 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,087,551
TOTAL MARKET OB/XF VALUE	45,400
TOTAL LAND VALUE - MARKET	612,892
TOTAL MARKET VALUE	1,745,843
SOH/AGL Deduction	383,281
ASSESSED VALUE	1,362,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,362,562
TOTAL JUST VALUE	1,745,843
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,788,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010832	REMODEL	45,000	12/06/2017
17008450	REMODEL	30,000	09/25/2017
B1632676	FIRE WALL	14,000	07/01/2016
P1317013	OTHER	0	11/01/2013
E1225649	NEW CONSTR	0	12/01/2012
B1226619	REMODEL	11,000	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1803/1050	7/11/2012	WD	Q	I	01	1,061,300
GRANTOR: BEAM FLORIDA PROPERTI						
GRANTEE: VIJUK PROPERTIES LL						
0940/1514	7/17/2000	WD	Q	V		485,000
GRANTOR: BOSCO ENTERPRISES						
GRANTEE: BEAM FLORIDA PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2001] W210 S7 BAS=[YR=2001] S35 FST=[YR=2001] S5 E6 N5 W6$ E6 S5 W6 S35 CAN=[YR=2001] S7 E210 N7 W210$ E210 N35 FST=[YR=2001] N5 W6 S5 E6$ W6 N5 E6 N35 W210$ E210 N7$.

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	30,150.00	SF	2.00	2.00	100	2001	2001	3	50	30,150	
2	0400	CONC CURB	0	0	0	0	945.00	LF	15.00	15.00	100	2001	2001	3	84	11,907	
3	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	100	2001	2001	3	84	399	
4	0978	SECURTY LT	0	0	0	0	11.00	UT	450.00	450.00	100	2001	2001	3	52	2,574	
5	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	2001	2001	3	79	370	

LAND DESCRIPTION

TOTAL OB/XF 45,400

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	001600	C	SH CTR COM	0		CI	0.00	0.00	87,556.00	SF		1.00	1.00	1.00	7.00	7.00	612,892							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 2.01 Total Land Value: 612,892 Market: 0 Agricultural: 0 Common: 612,892 PRINTED 07/30/2025 BY SYS