5-2N-28 LOT 104
IN OR 2471/203
ESMT OR 1474/1507

3243 AMELIA RD LLC
P O BOX 15580
FERNANDINA BEACH, FL 32035

2025

00-00-30-044B-0104-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

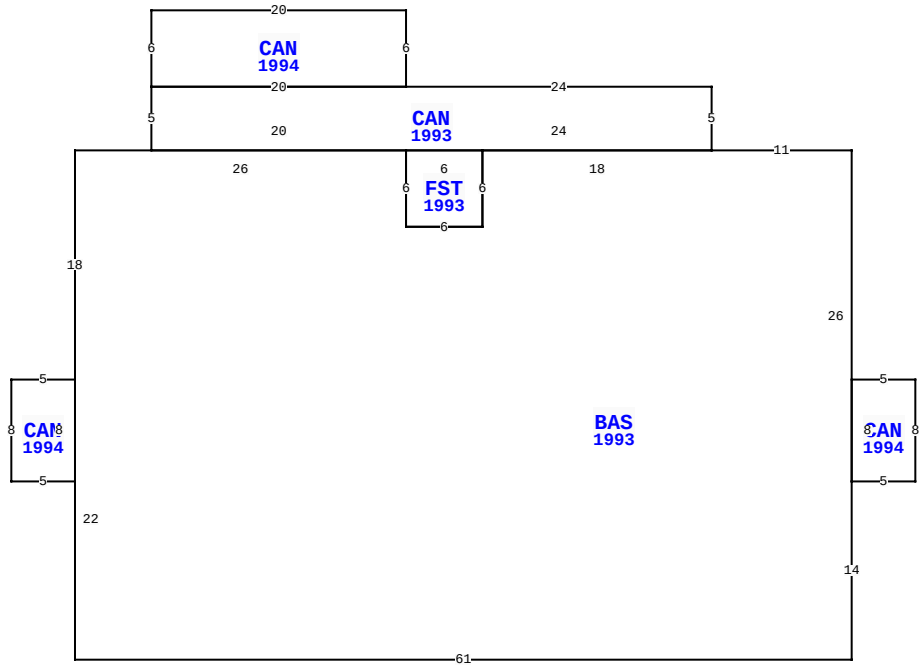
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,404	100	1993	2,404	420,474
CAN	220	30	1993	66	11,543
CAN	40	30	1994	12	2,099
CAN	40	30	1994	12	2,099
CAN	120	30	1994	36	6,296
FST	36	50	1993	18	3,148
TOTALS	2,860			2,548	445,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,548	138.3200	194.34	495,178	1976	2010	0	0	0	10.00	90.00

1 OFFICE – 0% - 0 Heated Area: 2404 HX Base Yr



BLD DATE	12/31/2019	KK	LGL DATE	
XF DATE	12/31/2019	KK	LAND DATE	03/10/2025 DC
INC DATE			AG DATE	

3243 AMELIA RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	544,055
TOTAL MARKET OB/XF VALUE	103,337
TOTAL LAND VALUE - MARKET	815,400
TOTAL MARKET VALUE	1,462,792
SOH/AGL Deduction	0
ASSESSED VALUE	1,462,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,462,792
TOTAL JUST VALUE	1,462,792
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,338,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001765	DEMOLITION	500	03/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2471/0203	6/16/2021	WD	Q	I	02	1,425,000
GRANTOR: ART SANCHEZ INC						
GRANTEE: 3243 AMELIA RD LLC						
2260/0030	2/28/2019	SW	Q	I	02	750,000
GRANTOR: BELLSOUTH TELECOMMUNI						
GRANTEE: ART SANCHEZ INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 CAN=[YR=1993] N5 W24 CAN=[YR=1994] N6 W20 S6 E20$ W20 S5 E20 FST=[YR=1993] S6 E6 N6 W6$ E24$ W18 S6 W6 N6 W26 S18 CAN=[YR=1994] W5 S8 E5 N8$ S22 E61 N14 CAN=[YR=1994] E5 N8 W5 S8$ N26$.

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	36,880.00	SF	2.00	2.00	100	1980	1980	3	50	36,880	
2	0811	CONCRETE B	0	0	0	0	725.00	SF	5.20	5.20	100	1980	1980	3	30	1,131	
3	0810	CONCRETE A	0	0	20	10	200.00	SF	6.50	6.50	100	1980	1980	3	30	390	
4	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	1990	1990	3	26	364	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1990	1990	3	26	156	
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1990	1990	3	27	683	
7	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1990	1990	3	27	270	
8	0400	CONC CURB	0	0	0	0	334.00	LF	15.00	15.00	100	1976	1976	3	36	1,804	
9	0812	CONCRETE C	0	0	0	0	1,024.00	SF	4.00	4.00	100	1980	1980	3	30	1,229	
10	0812	CONCRETE C	0	0	0	0	4,518.00	SF	4.00	4.00	100	1980	1980	3	30	5,422	

TOTAL OB/XF 48,329

LAND DESCRIPTION

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	001100	C	STORE 1FLR	0		CI	0.00	0.00	135,900.00	SF		1.00	1.00	1.00	6.00	6.00	815,400							

REVIEW DATE 12/31/2019 BY KK Total Acres: 0.00 Total Land Value: 815,400 Market: 0 Agricultural: 0 Common: 815,400 PRINTED 07/30/2025 BY SYS

5-2N-28 LOT 104
IN OR 2471/203
ESMT OR 1474/1507

3243 AMELIA RD LLC
P O BOX 15580
FERNANDINA BEACH, FL 32035

2025

00-00-30-044B-0104-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

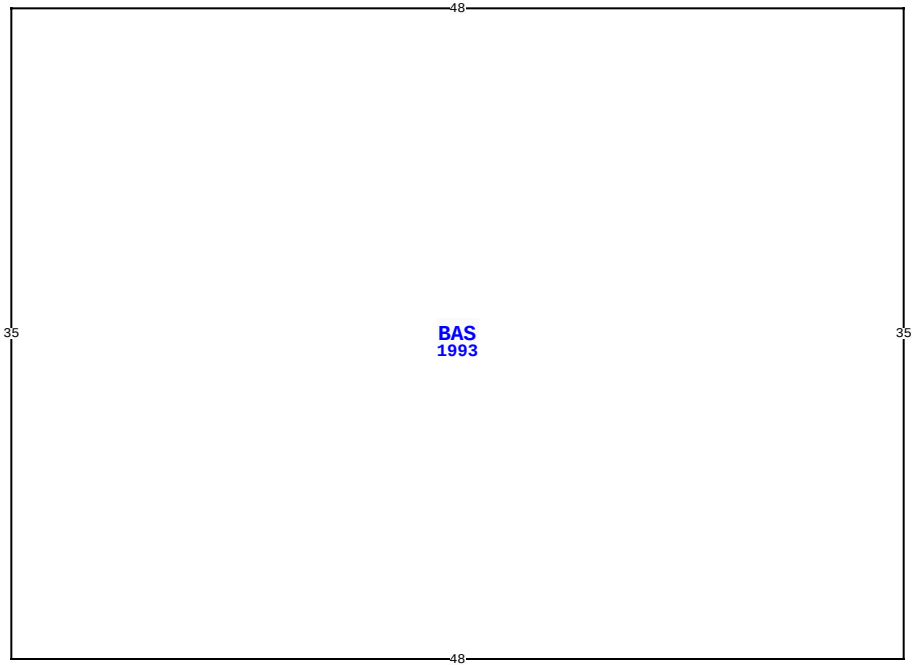
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	98,395
TOTALS	1,680			1,680	98,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,680	147.1554	67.32	113,098	1976	2010	0	0	0	13.00	87.00

2 STOR WAREH – 0% - 0 Heated Area: 1680 HX Base Yr



3243 AMELIA RD, FERNANDINA BEACH

BLD DATE	12/31/2019	KK	LGL DATE	
XF DATE	12/31/2019	KK	LAND DATE	03/10/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	544,055
TOTAL MARKET OB/XF VALUE	103,337
TOTAL LAND VALUE - MARKET	815,400
TOTAL MARKET VALUE	1,462,792
SOH/AGL Deduction	0
ASSESSED VALUE	1,462,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,462,792
TOTAL JUST VALUE	1,462,792
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,338,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2471/0203	6/16/2021	WD	Q	I	02	1,425,000
GRANTOR: ART SANCHEZ INC						
GRANTEE: 3243 AMELIA RD LLC						
2260/0030	2/28/2019	SW	Q	I	02	750,000
GRANTOR: BELLSOUTH TELECOMMUNI						
GRANTEE: ART SANCHEZ INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S35 E48 N35$.

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
11	0810	CONCRETE A	0	0	30	16	480.00	SF	6.50	6.50	100	1980	1980	3	30	936	
12	0803	ASPHALT C	0	0	0	0	40,990.00	SF	2.00	2.00	100	1980	1980	3	50	40,990	
13	0350	CARPORT WD	0	0	10	11	110.00	SF	13.00	13.00	100	1980	1980	3	20	286	
14	0681	POLE SHED	0	0	7	8	56.00	SF	15.00	15.00	100	1976	1976	3	20	168	
15	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1976	1976	3	20	160	
16	0430	CL FNC 6B	0	0	0	0	1,054.00	LF	9.70	9.70	100	1990	1990	3	26	2,658	
17	0400	CONC CURB	0	0	0	0	433.00	LF	15.00	15.00	100	1976	1976	3	36	2,338	
18	0400	CONC CURB	0	0	0	0	457.00	LF	15.00	15.00	100	1976	1976	3	36	2,468	
19	0097	AWNING CN	0	0	0	0	7.00	SF	65.00	65.00	100	2019	2019	3	87	396	
20	0855	CONC PAVER	0	0	0	0	385.00	SF	10.00	10.00	100	2019	2019	3	97	3,735	

TOTAL OB/XF 54,135

LAND DESCRIPTION

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 12/31/2019 BY KK Total Acres: 0.00 Total Land Value: 815,400 Market: 0 Agricultural: 0 Common: 815,400 PRINTED 07/30/2025 BY SYS

5-2N-28 LOT 104
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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
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BASE TAXABLE VALUE	1,462,792
TOTAL JUST VALUE	1,462,792
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,338,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE	12/31/2019	KK	LGL DATE
XF DATE	12/31/2019	KK	LAND DATE 03/10/2025 DC
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SALES DATA

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GRANTEE: 3243 AMELIA RD LLC						
2260/0030	2/28/2019	SW	Q	I	02	750,000
GRANTOR: BELLSOUTH TELECOMMUNI						
GRANTEE: ART SANCHEZ INC						

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
21	0835	QUARY TILE	0	0	10	9	90.00	SF	10.00	10.00	100	2019	2019	3	97	873	

LAND DESCRIPTION

TOTAL OB/XF 873

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 12/31/2019 BY KK Total Acres: 0.00 Total Land Value: 815,400 Market: 0 Agricultural: 0 Common: 815,400 PRINTED 07/30/2025 BY SYS