

PT W1/2 OF LOT 105 OF SUB OF
SEC 3-2N-28E PBK 1-5 &
PT W1/2 OF S1/2 OF LOT 6 OF

SKYWAY AMELIA LLC
3222 AMELIA RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-044B-0105-0002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
Exterior Wall	31	HARDIE BRD 100								1701	04	3,232	112.2160	157.66	509,557	2020	2020	0	0	0	2.00	98.00	VALUATION BY					STANDARD											
Roof Structur	04	WOOD TRUSS 100								1 OFFICE - 0% - 0										Heated Area: 2884										HX Base Yr									
Roof Cover	04	BUILT-UP 70																		Tax Group: 2										Tax Dist:									
Roof Cover	11	SLATE 30																		BUILDING MARKET VALUE										499,366									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										45,940									
Interior Floo	14	CARPET 60																		TOTAL LAND VALUE - MARKET										495,538									
Interior Floo	03	CONC FINSH 40																		TOTAL MARKET VALUE										1,040,844									
Ceiling	02	F.NOT SUS 100																		SOH/AGL Deduction										132,333									
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										908,511									
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										0									
Fixtures	9	100																		BASE TAXABLE VALUE										908,511									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										1,040,844									
Story Height	12	100																		NCON VALUE										0									
RMS	6	100																		INCOME VALUE										PREVIOUS YEAR MKT VALUE									
Stories	1.	1. 100																																					
Units	0	100																																					
Occupancy	00	NONE 100																																					
Quality	03	Quality Level 03																																					
DOR CODE	1700	OFFICE BUILDINGS																																					
MAP NUM		MKT AREA				01																																	
NEIGHBORHOOD/LOC	1010.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,884	100	2020	2,884	445,597																																		
CAN	15	30	2020	4	618																																		
CAN	48	30	2020	14	2,163																																		
CAN	66	30	2020	20	3,090																																		
CAN	160	30	2020	48	7,417																																		
CAN	224	30	2020	67	10,352																																		
FST	376	50	2020	188	29,047																																		
PTO	10	5	2020	0	0																																		
PTO	16	5	2020	1	155																																		
STR	60	10	2020	6	927																																		
TOTALS	3,859			3,232	499,366																																		
EXTRA FEATURES					3220 AMELIA RD, FERNANDINA BEACH															BLD DATE 06/30/2025					KW					LGL DATE 03/10/2025					DC				
															XF DATE 06/30/2025					KW																			
															INC DATE																								
L N	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	10,105.00	SF	2.00	2.00	100	2020	2020	3	84	16,976																							
2	0400	CONC CURB	0	0	0	0	437.00	LF	15.00	15.00	100	2020	2020	3	99	6,489																							
3	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2020	2020	3	99	223																							
4	0811	CONCRETE B	0	0	0	0	669.00	SF	5.20	5.20	100	2020	2020	3	98	3,409																							
5	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2020	2020	3	95	2,404																							
6	0810	CONCRETE A	0	0	27	18	486.00	SF	6.50	6.50	100	2020	2020	3	98	3,096																							
7	1123	CB 8"	0	0	0	0	496.00	SF	6.15	6.15	100	2020	2020	3	98	2,989																							
8	0812	CONCRETE C	0	0	0	0	1,462.00	SF	4.00	4.00	100	2020	2020	3	98	5,731																							
9	0476	VF 6 SBPL	0	0	0	0	52.00	LF	32.00	32.00	100	2020	2020	3	95	1,581																							
10	0470	VINYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570																							
LAND DESCRIPTION										TOTAL OB/XF										43,468																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	001700	C	1STORY OFF	0		C-1	0.00	0.00	103,237.00	SF		1.00	1.00	0.80	6.00	4.80	495,538																						

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