BLOCK 1 PT OF LOTS 8 & 9 (S-1)
IN OR 2788/90
ACCESS & UTIL ESMT OR 1331/304

CONCIERGE AMELIA LLC
2423 SADLER RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0600-0001-0091

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

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: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	23,492
TOTAL LAND VALUE - MARKET	437,970
TOTAL MARKET VALUE	461,462
SOH/AGL Deduction	63,159
ASSESSED VALUE	398,303
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	398,303
TOTAL JUST VALUE	461,462
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	483,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2788/90	5/15/2025	WD	Q	I	01	375,000
GRANTOR: PLANTATION DEVELOPMEN						
GRANTEE: CONCIERGE AMELIA LL						
1331/0300	7/07/2005	WD	U	I	19	263,700
GRANTOR: PLANTATION HOUSING CO						
GRANTEE: PLANTATION DEV II L						

2423 SADLER RD, FERNANDINA BEACH

BLD DATE	03/03/2025	KW	LGL DATE	
XF DATE			LAND DATE	03/25/2019 KK
INC DATE			AG DATE	

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
1	0462	ST/AL FNC	0	0	0	0	684.00	SF	10.00	10.00	100	2005	2005	3	36	2,462	
2	0803	ASPHALT C	0	0	0	0	9,357.00	SF	2.00	2.00	100	2005	2005	3	54	10,106	
3	0801	ASPHALT A	0	0	57	10	570.00	SF	3.00	3.00	100	2005	2005	3	54	923	
4	0972	ST LGHT UN	0	0	0	0	3.00	UT	3,289.00	3,289.00	100	2005	2005	3	64	6,315	
6	0811	CONCRETE B	0	0	0	0	599.00	SF	5.20	5.20	100	2005	2005	3	84	2,616	
7	0810	CONCRETE A	0	0	14	14	196.00	SF	6.50	6.50	100	2005	2005	3	84	1,070	

LAND DESCRIPTION

TOTAL OB/XF 23,492

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	001001	C	V CM/XFOBT	0		C-1	136.00	203.00	26,952.00	SF		1.00	1.00	0.65	25.00	16.25	437,970							

REVIEW DATE 03/03/2025 BY KW Total Acres: 0.00 Total Land Value: 437,970 Market: 0 Agricultural: 0 Common: 437,970 PRINTED 07/30/2025 BY SYS