PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2025

00-00-30-0740-0054-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

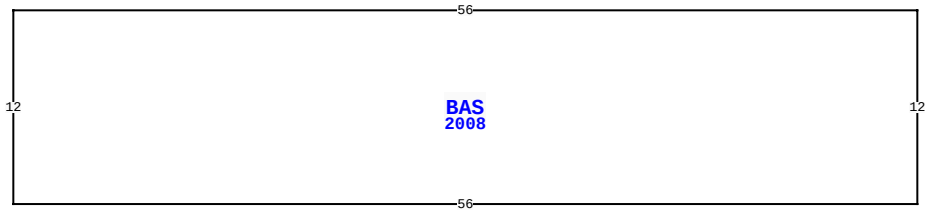
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2008	672	24,981
TOTALS	672			672	24,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	110.6400	88.51	59,479	1978	1999	0	0	0	58.00	42.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	283,812
TOTAL MARKET OB/XF VALUE	48,162
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	811,974
SOH/AGL Deduction	0
ASSESSED VALUE	811,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	811,974
TOTAL JUST VALUE	811,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	789,647

(12 LOT) MOBIE HOME PARK : AS ENTERING (ON LEFT) L

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0102	CO ISSUED	0	04/15/2009
MH0102	MH MOVE-ON	0	03/01/2009
P13688	OTHER	0	03/01/2009
B22273	DEMOLITION	2,100	02/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S12 E56 N12$.

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	0810	CONCRETE A	0	0	16	8	128.00	SF	6.50	6.50	100	1973	1973	3	23	191	
2	1242	WD DECK A	0	0	10	5	50.00	SF	10.00	10.00	100	2010	2010	3	40	200	
3	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	2009	2009	3	35	504	
4	0751	UOP	0	0	11	5	55.00	SF	10.00	10.00	100	2007	2007	3	44	242	
5	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	1996	1996	3	20	40	
6	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	2009	2009	3	35	378	
7	0751	UOP	0	0	12	8	96.00	SF	10.00	10.00	100	2009	2009	3	52	499	
8	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	2009	2009	3	35	378	
9	0510	GARAGE WD-	0	0	46	11	506.00	SF	35.00	35.00	100	1970	1970	3	20	3,542	
10	2810	MH SPACE	0	0	0	0	12.00	SF	2,400.00	2,400.00	100	0	0	3	100	28,800	

TOTAL OB/XF 34,774

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	002800	C	PARKNG LOT	0	0006	RSF-2	0.00	0.00	200.00	FF		1.00	1.00	3.00	800.00	2,400.00	480,000							

REVIEW DATE 04/23/2025 BY DC Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 07/30/2025 BY SYS

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IN OR 2249/786
R672656 R672653 R673071

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1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2025

00-00-30-0740-0054-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

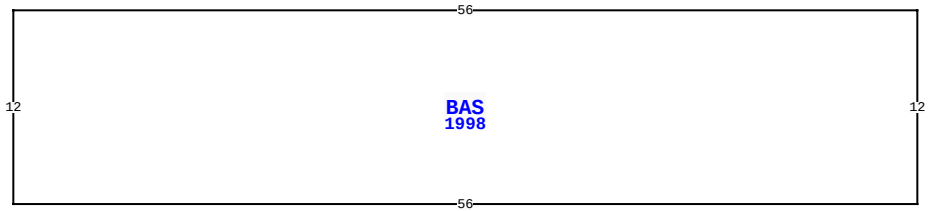
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1998	672	20,005
TOTALS	672			672	20,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	88.6000	70.88	47,631	1969	1999	0	0	0	58.00	42.00

2 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	283,812
TOTAL MARKET OB/XF VALUE	48,162
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	811,974
SOH/AGL Deduction	0
ASSESSED VALUE	811,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	811,974
TOTAL JUST VALUE	811,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	789,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W56 S12 E56 N12$.

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	0940	SHEDS/PORT	0	0	6	4	24.00	SF	30.00	30.00	100	2009	2009	3	35	252	
12	0751	UOP	0	0	8	6	48.00	SF	10.00	10.00	100	2009	2009	3	52	250	
13	0940	SHEDS/PORT	0	0	7	6	42.00	SF	30.00	30.00	100	2009	2009	3	35	441	
14	0751	UOP	0	0	10	6	60.00	SF	10.00	10.00	100	2009	2009	3	52	312	
15	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	1996	1996	3	70	146	
16	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2009	2009	3	35	1,260	
17	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	2008	2008	3	88	183	
18	0751	UOP	0	0	8	5	40.00	SF	10.00	10.00	100	2009	2009	3	52	208	
19	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2009	2009	3	35	2,016	
20	0751	UOP	0	0	8	8	64.00	SF	10.00	10.00	100	2008	2008	3	48	307	

TOTAL OB/XF 5,375

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 04/23/2025 BY DC Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 07/30/2025 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2025

00-00-30-0740-0054-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

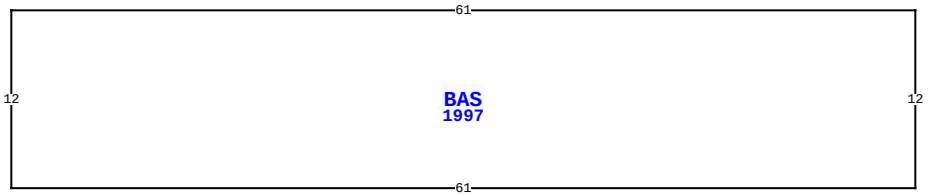
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	1997	732	22,185
TOTALS	732			732	22,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	732	90.2000	72.16	52,821	1972	1999	0	0	0	58.00	42.00

3 M/H 93- – 0% - 0 Heated Area: 732 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	283,812
TOTAL MARKET OB/XF VALUE	48,162
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	811,974
SOH/AGL Deduction	0
ASSESSED VALUE	811,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	811,974
TOTAL JUST VALUE	811,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	789,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W61 S12 E61 N12$.

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	0751	UOP	0	0	5	4	20.00	SF	10.00	10.00	100	2008	2008	3	48	96	
22	0940	SHEDS/PORT	0	0	7	5	35.00	SF	30.00	30.00	100	2008	2008	3	31	326	
23	0751	UOP	0	0	32	8	256.00	SF	10.00	10.00	100	2001	2001	3	28	717	
24	0940	SHEDS/PORT	0	0	7	5	35.00	SF	30.00	30.00	100	2009	2009	3	35	368	
25	0681	POLE SHED	0	0	7	4	28.00	SF	9.75	9.75	100	2009	2009	3	52	142	
26	0810	CONCRETE A	0	0	8	3	24.00	SF	4.23	4.23	100	2000	2000	3	77	78	
27	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2009	2009	3	35	70	
28	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2006	2006	3	24	38	
29	0751	UOP	0	0	11	8	88.00	SF	10.00	10.00	100	2008	2008	3	48	422	
30	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	72	216	

TOTAL OB/XF 2,473

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 04/23/2025 BY DC Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 07/30/2025 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2025

00-00-30-0740-0054-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

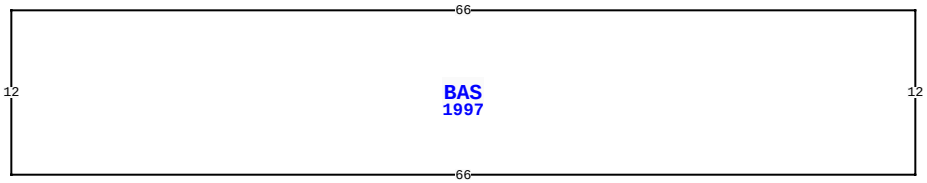
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	1997	792	23,471
TOTALS	792			792	23,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	792	88.2000	70.56	55,884	1973	1999	0	0	0	58.00	42.00

4 M/H 93- – 0% - 0 Heated Area: 792 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	283,812
TOTAL MARKET OB/XF VALUE	48,162
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	811,974
SOH/AGL Deduction	0
ASSESSED VALUE	811,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	811,974
TOTAL JUST VALUE	811,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	789,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W66 S12 E66 N12$.

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
31	0446	BOX FNC 6'	0	0	0	0	8.00	LF	20.00	20.00	100	2008	2008	3	31	50	
32	0751	UOP	0	0	6	7	42.00	SF	10.00	10.00	100	2008	2008	3	48	202	
33	0940	SHEDS/PORT	0	0	7	5	35.00	SF	30.00	30.00	100	2009	2009	3	35	368	
34	0810	CONCRETE A	0	0	8	16	1,973.00	SF	6.50	6.50	100	1973	1973	3	23	2,950	
35	0751	UOP	0	0	10	6	60.00	SF	10.00	10.00	100	2009	2009	3	52	312	
36	0940	SHEDS/PORT	0	0	7	5	35.00	SF	30.00	30.00	100	2009	2009	3	35	368	
37	0751	UOP	0	0	6	8	48.00	SF	10.00	10.00	100	2009	2009	3	52	250	
38	0940	SHEDS/PORT	0	0	7	5	35.00	SF	30.00	30.00	100	2009	2009	3	35	368	
39	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2009	2009	3	35	672	

LAND DESCRIPTION

TOTAL OB/XF 5,540

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 04/23/2025 BY DC Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

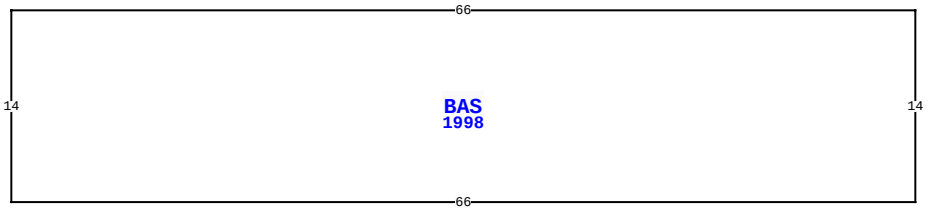
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1998	924	27,694
TOTALS	924			924	27,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	89.2000	71.36	65,937	1983	1999	0	0	0	58.00	42.00

5 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	283,812
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TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	811,974
SOH/AGL Deduction	0
ASSESSED VALUE	811,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	811,974
TOTAL JUST VALUE	811,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	789,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S14 E66 N14 $.

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 04/23/2025 BY DC Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 07/30/2025 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2025

00-00-30-0740-0054-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

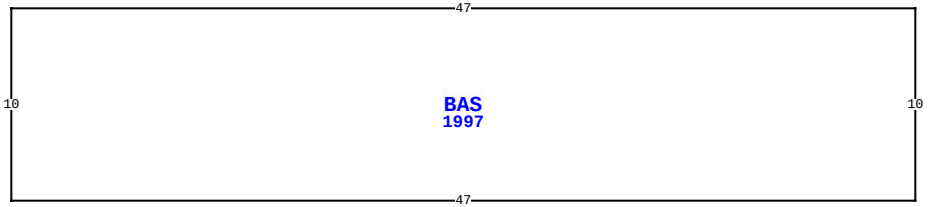
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	470	100	1997	470	14,371
TOTALS	470			470	14,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	470	91.0000	72.80	34,216	1962	1999	0	0	0	58.00	42.00

6 M/H 93- – 0% - 0 Heated Area: 470 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	283,812
TOTAL MARKET OB/XF VALUE	48,162
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	811,974
SOH/AGL Deduction	0
ASSESSED VALUE	811,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	811,974
TOTAL JUST VALUE	811,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	789,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W47 S10 E47 N10$.

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 04/23/2025 BY DC Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 07/30/2025 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2025

00-00-30-0740-0054-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

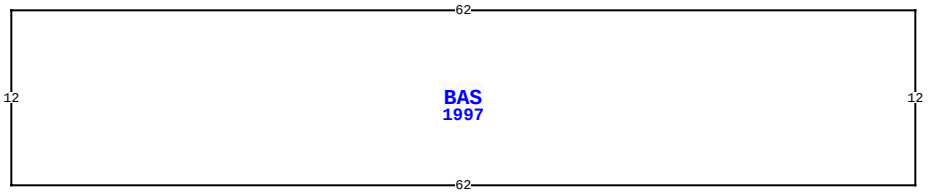
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	1997	744	19,249
TOTALS	744			744	19,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	744	77.0000	61.60	45,830	1974	1999	0	0	0	58.00	42.00

7 M/H 93- – 0% - 0 Heated Area: 744 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	283,812
TOTAL MARKET OB/XF VALUE	48,162
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	811,974
SOH/AGL Deduction	0
ASSESSED VALUE	811,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	811,974
TOTAL JUST VALUE	811,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	789,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W62 S12 E62 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/23/2025 BY DC Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 07/30/2025 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2025

00-00-30-0740-0054-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

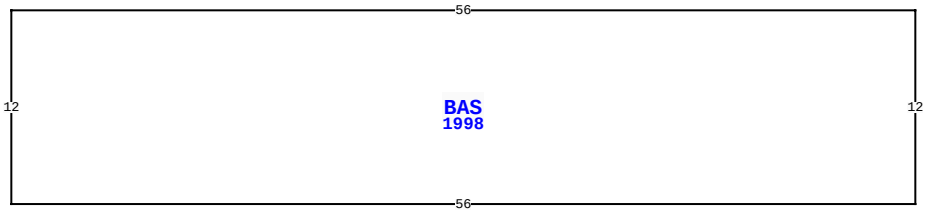
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1998	672	19,012
TOTALS	672			672	19,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	84.2000	67.36	45,266	1970	1999	0	0	0	58.00	42.00

8 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	283,812
TOTAL MARKET OB/XF VALUE	48,162
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	811,974
SOH/AGL Deduction	0
ASSESSED VALUE	811,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	811,974
TOTAL JUST VALUE	811,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	789,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W56 S12 E56 N12 $.

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 04/23/2025 BY DC Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 07/30/2025 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2025

00-00-30-0740-0054-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

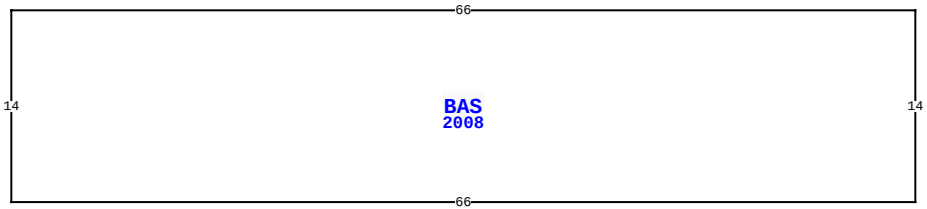
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2008	924	38,231
TOTALS	924			924	38,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	103.4400	82.75	76,461	1993	2003	0	0	0	50.00	50.00

9 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	283,812
TOTAL MARKET OB/XF VALUE	48,162
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	811,974
SOH/AGL Deduction	0
ASSESSED VALUE	811,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	811,974
TOTAL JUST VALUE	811,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	789,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S14 E66 N14$.

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 04/23/2025 BY DC Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 07/30/2025 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2025

00-00-30-0740-0054-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

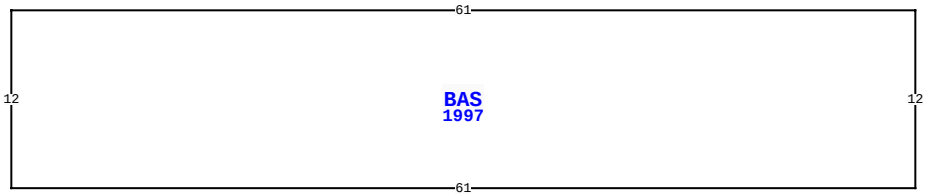
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	1997	732	24,153
TOTALS	732			732	24,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	732	98.2000	78.56	57,506	1969	1999	0	0	0	58.00	42.00

10 M/H 93- – 0% - 0 Heated Area: 732 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	283,812
TOTAL MARKET OB/XF VALUE	48,162
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	811,974
SOH/AGL Deduction	0
ASSESSED VALUE	811,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	811,974
TOTAL JUST VALUE	811,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	789,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W61 S12 E61 N12$.

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 04/23/2025 BY DC Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 07/30/2025 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2025

00-00-30-0740-0054-0030

BUILDING CHARACTERISTICS

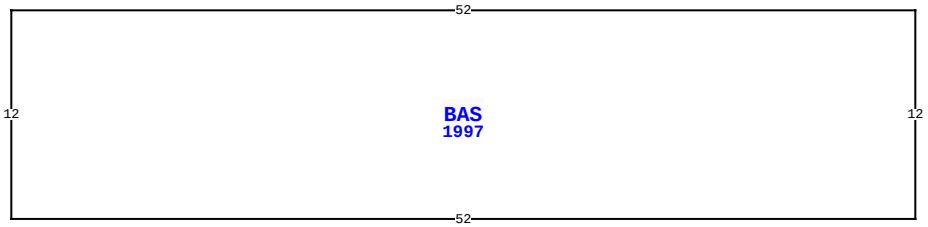
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1997	624	20,589
TOTALS	624			624	20,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	624	98.2000	78.56	49,021	1971	1999	0	0	0	58.00	42.00

11 M/H 93- – 0% - 0 Heated Area: 624 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	283,812
TOTAL MARKET OB/XF VALUE	48,162
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	811,974
SOH/AGL Deduction	0
ASSESSED VALUE	811,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	811,974
TOTAL JUST VALUE	811,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	789,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W52 S12 E52 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/23/2025 BY DC Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 07/30/2025 BY SYS

PT OF LOT 54
IN OR 2249/786
R672656 R672653 R673071

OLD AMELIA FERNANDINA MHP LLC
1800 NEWPORT HILLS DR E
NEWPORT BEACH, CA 92660

2025

00-00-30-0740-0054-0030

BUILDING CHARACTERISTICS

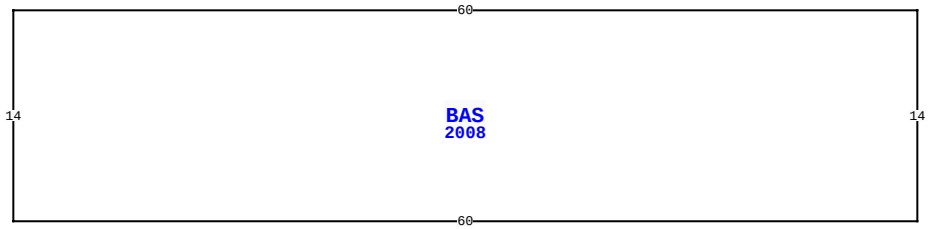
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2008	840	29,872
TOTALS	840			840	29,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	105.8400	84.67	71,123	1983	1999	0	0	0	58.00	42.00

12 M/H 93- – 0% - 0 Heated Area: 840 HX Base Yr



732 OLD AMELIA AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	283,812
TOTAL MARKET OB/XF VALUE	48,162
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	811,974
SOH/AGL Deduction	0
ASSESSED VALUE	811,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	811,974
TOTAL JUST VALUE	811,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	789,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0786	1/15/2019	WD	Q	I	01	790,000
GRANTOR: OLD AMELIA INC						
GRANTEE: OLD AMELIA FERNANDI						
0869/0365	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA						
GRANTEE: OLD AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S14 E60 N14$.

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 04/23/2025 BY DC Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 07/30/2025 BY SYS