PT OF LOT 6
IN OR 2678/758
SUB OF SO PT SEC 12 DB 39/292

CANOPY VILLAGE OF AMELIA LLC
5211 S FLETCHER AVE ATE 270
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

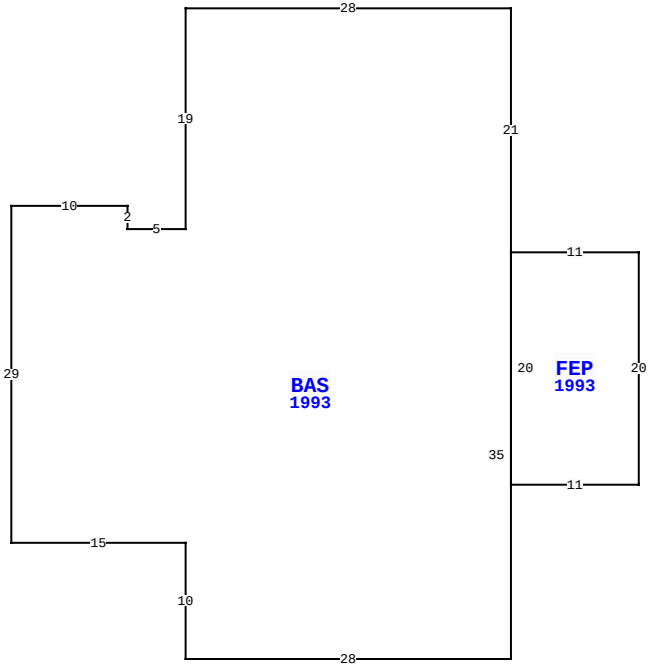
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,993	100	1993	1,993	128,750
FEP	220	80	1993	176	11,370
TOTALS	2,213			2,169	140,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,169	81.6487	81.65	177,099	1941	1980	0	0	0	20.88	79.12

1 SINGLE FAM – 0% - 2024 Heated Area: 1993 HX Base Yr



4820 FIRST COAST HWY, 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	140,121
TOTAL MARKET OB/XF VALUE	720
TOTAL LAND VALUE - MARKET	501,000
TOTAL MARKET VALUE	641,841
SOH/AGL Deduction	34,573
ASSESSED VALUE	607,268
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	607,268
TOTAL JUST VALUE	641,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	552,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615057	ROOF	0	06/01/2016
P961749	REMODEL	0	10/01/1996
8708	REMODEL	0	02/22/1993
7296	ADDITION	13,325	06/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2678/758	11/03/2023	WD	U	I	11	100
GRANTOR: HARDIGREE CHARLES & C						
GRANTEE: CANOPY VILLAGE OF A						
2554/0654	4/11/2022	WD	Q	I	01	600,000
GRANTOR: ABERSON JAMES E JR &						
GRANTEE: HARDIGREE CHARLES S						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W11 BAS=[YR=1993] N21 W28 S19 W5 N2 W10 S29 E15 S10 E28 N35 $ S20 E11 N20 $.

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	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1960	1960	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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	000100	C	RES	0		RSF-1	0.00	0.00	1.67	AC		1.00	1.00	1.00	300,000.00	300,000.00	501,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.67 Total Land Value: 501,000 Market: 0 Agricultural: 0 Common: 501,000 PRINTED 07/30/2025 BY SYS