LOT 1
AVENIDA AMELIA OR 2539/1598

MALIN LIBOR & MINERVA
95019 AVENIDA AMELIA WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0781-0001-0000

BUILDING CHARACTERISTICS

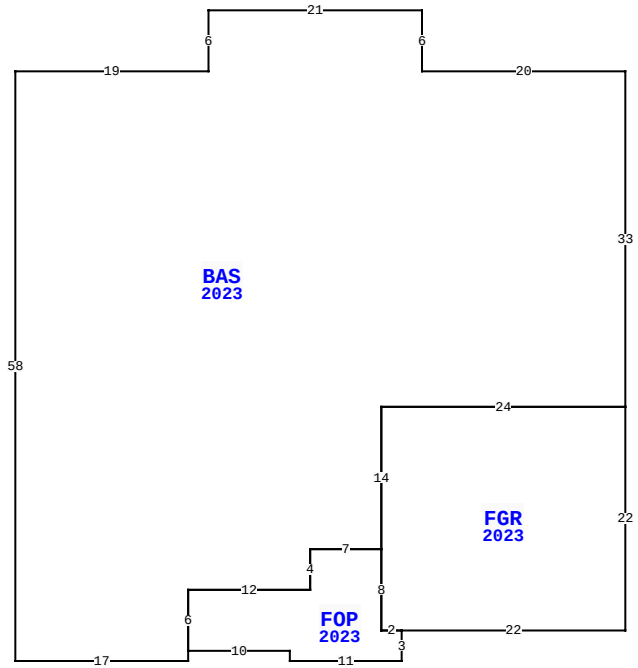
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,845	100	2023	2,845	818,336
FGR	528	55	2023	290	83,416
FOP	157	30	2023	47	13,519
TOTALS	3,530			3,182	915,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,182	182.0496	287.64	915,270	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2845 HX Base Yr 2024



95019 AVENIDA AMELIA WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		915,270
TOTAL MARKET OB/XF VALUE		10,230
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,375,500
SOH/AGL Deduction		263,232
ASSESSED VALUE		1,112,268
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,061,546
TOTAL JUST VALUE		1,375,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,080,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230014213	CO		11/03/2023
22017446	NEW CONSTR	507,801	11/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2674/116	10/12/2023	SW	Q	I	02	1,374,100

GRANTOR: SCOTT ROAD PARTNERS L

GRANTEE: MALIN LIBOR & MINER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,20] W20 N6 W21 S6 W19 S58 E17 N1 N6 E12 N4 E7 N14 E24 N33 $
FOP=[YR=2023;ORIG=69,71] W12 S6 E10 S1 E11 N3 W2 N8 W7 S4 $
FGR=[YR=2023;ORIG=76,53] E24 S22 W22 W2 N8 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
1	0855	CONC PAVER	0	100	0	0	1,023.00	SF	10.00	10.00	100	2024	2023		100	10,230	

LAND DESCRIPTION

TOTAL OB/XF 10,230

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 12/20/2023 BY HS Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS