PT LOT 4 IN OR 2278/21 (EX
PT IN OR 1043/336,OR 1251/963,
OR 1328/317,OR 1408/204 & EX

FRIENDS OF SP LLC/AMELIA INVESTORS LLC
10175 FORTUNE PARKWAY SUITE 10
JACKSONVILLE, FL 32256

2025

00-00-30-0800-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

1551 S 14TH ST BLDG2, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,000
TOTAL MARKET VALUE	1,000
SOH/AGL Deduction	0
ASSESSED VALUE	1,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,000
TOTAL JUST VALUE	1,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0720013	REMODEL	0	01/01/2007
C0720013	CO ISSUED	0	01/01/2007
B0007090	NEW CONSTR	25,000	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2770/6	2/24/2025	SW	Q	I	05	1,075,000
GRANTOR: BEACHES DERMATOLOGY						
GRANTEE: AMELIA INVESTORS LL						
2575/0834	6/30/2022	QC	U	V	11	100
GRANTOR: GLORY DWELLERS LLC						
GRANTEE: FRIENDS OF SP LLC						

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

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
1	001000	C	COMMERCIAL	0	0003	C-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	1,000.00	1,000.00	1,000							

REVIEW DATE 01/17/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,000 Market: 0 Agricultural: 0 Common: 1,000 PRINTED 07/30/2025 BY SYS