PT OF LOT 4 IN OR 2770/6 AS TO P
SUB OF SEC 30-3N-28E PBK 1/5

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

2025

00-00-30-0800-0004-0050

BUILDING CHARACTERISTICS

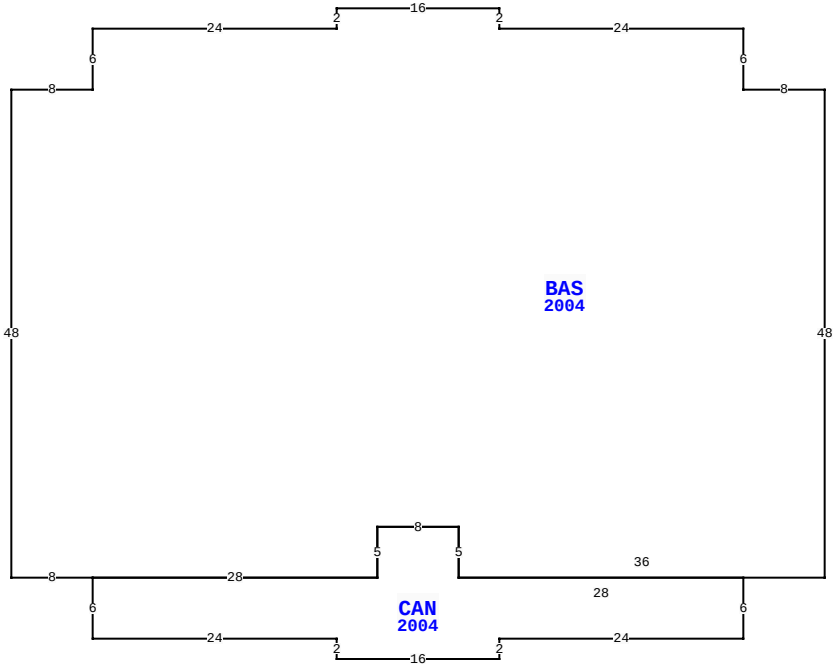
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		22 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		16 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1720	MEDICAL OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,216	100	2004	4,216	610,520
CAN	456	30	2004	137	19,839
TOTALS	4,672			4,353	630,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	4,353	107.8616	174.47	759,468	2004	2004	0	0	0	17.00	83.00

1 MDL OFFICE – 0% - 0 Heated Area: 4216 HX Base Yr



1545 S 14TH ST, FERNANDINA BEACH

BLD DATE	01/23/2018	KK	LGL DATE		
XF DATE	01/23/2018	KK	LAND DATE	04/16/2025	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	630,358
TOTAL MARKET OB/XF VALUE	10,781
TOTAL LAND VALUE - MARKET	260,375
TOTAL MARKET VALUE	901,514
SOH/AGL Deduction	120,493
ASSESSED VALUE	781,021
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	781,021
TOTAL JUST VALUE	901,514
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	910,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0312074	NEW CONSTR	45,000	04/22/2005
B0311991	NEW CONSTR	371,000	11/02/2004

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 P						
GRANTEE: AMELIA INVESTORS LL						
1043/0336	3/12/2002	WD	Q	V		190,000
GRANTOR: NASSAU PROPERTIES LTD						
GRANTEE: BEACHES DERMATOLOGY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W8 N6 W24 N2 W16 S2 W24 S6 W8 S48 E8
CAN=[YR=2004] S6 E24 S2 E16 N2 E24 N6 W28 N5 W8 S5 W28$ E28 N5 E8 S5 E36 N48$.

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	1241	WD DECK G	0	0	0	0	196.00	UT	11.50	11.50	100	2004	2004	3	32	721	
2	0920	CWALL-WD/M	0	0	0	0	100.00	LF	390.00	390.00	100	2004	2004	3	21	8,190	
3	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	100	2013	2013	3	93	109	
4	0646	LWN SPRK H	0	0	0	0	37.00	UT	2.00	2.00	100	2004	2004	3	32	24	
5	0649	LIGHTS-GD	0	0	0	0	8.00	SF	225.00	225.00	100	2004	2004	3	21	378	
6	0810	CONCRETE A	0	0	70	3	210.00	SF	6.50	6.50	100	2010	2010	3	90	1,229	
7	0097	AWNING CN	0	0	0	0	5.00	SF	65.00	65.00	100	2005	2005	3	40	130	

LAND DESCRIPTION

TOTAL OB/XF 10,781

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	001901	C	MEDICAL OF	0	0003	C-2	0.00	0.00	10,415.00	SF		1.00	1.00	1.00	25.00	25.00	260,375							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.24 Total Land Value: 260,375 Market: 0 Agricultural: 0 Common: 260,375 PRINTED 07/30/2025 BY SYS