

PT OF LOTS 6 10 11 & 12
INCL S-3 OF LOTS 10 & 11
PT OR 820 PG 433

AMELIATEL
P O BOX 4900
SCOTTSDALE, AZ 85261

2025

00-00-30-0820-0006-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								8600	04	213	69.9300	18.18	3,872	1990	1990	0	0	0	50.00	50.00	VALUATION BY STANDARD																
Roof Structur	01	FLAT 100								1 BARNS - 0% - 0										Heated Area: 189										HX Base Yr									
Roof Cover	01	MINIMUM 100								21 9 14 7 8 10 10 8 BAS 1993 CAN 1993																													
Interior Wall	04	PLYWOOD 100																																					
Interior Floo	14	CARPET 100																																					
Ceiling	02	F.NOT SUS 100																																					
Air Condition	02	WINDOW 100																																					
Heating Type	03	FORCED AIR 100																																					
Fixtures	0	100																																					
Frame	02	WOOD FRAME 100																																					
Story Height	8	100																																					
RMS	1	1. 100																																					
Stories	1.	1. 100																																					
Units	0	100																																					
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		1200										STORE/OFFICE/RESID																											
MAP NUM										MKT AREA								03																					
NEIGHBORHOOD/LOC		2002.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	189	100	1993	189	1,718																																		
CAN	80	30	1993	24	218																																		
TOTALS		269			213	1,936																																	
EXTRA FEATURES										1546 JULIE ST, FERNANDINA BEACH																													
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																						
1	0803	ASPHALT C	0	0	0	0	79,836.00	SF	2.00	2.00	100	1990	1990	3	50	79,836																							
2	0402	CONC BUMPE	0	0	0	0	106.00	UT	25.00	25.00	100	1990	1990	3	66	1,749																							
3	0975	ST LT/ARM	0	0	0	0	8.00	UT	500.00	500.00	100	1990	1990	3	27	1,080																							
4	0972	ST LGHT UN	0	0	0	0	14.00	UT	2,530.00	2,530.00	100	1990	1990	3	27	9,563																							
5	0446	BOX FNC 6'	0	0	0	0	275.00	LF	20.00	20.00	100	1990	1990	3	20	1,100																							
6	0810	CONCRETE A	0	0	18	3	54.00	SF	6.50	6.50	100	1990	1990	3	57	200																							
LAND DESCRIPTION										TOTAL OB/XF										93,528																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	001001	C	V CM/XFOBT	0	0006	PUD	0.00	0.00	114,998.00	SF		1.00	1.00	1.00	2.00	2.00	229,996																						
REVIEW DATE 04/23/2025 BY DC Total Acres: 2.64 Total Land Value: 229,996 Market: 0 Agricultural: 0 Common: 229,996 PRINTED 07/30/2025 BY SYS																																							