LOT 102
IN OR 1461/681
ISLE DE MAI AT AMELIA PB 7/12

CELESTINI ARNOLD C & LYNN R
2973 PRINCESS AMELIA COURT
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0102-0000

BUILDING CHARACTERISTICS

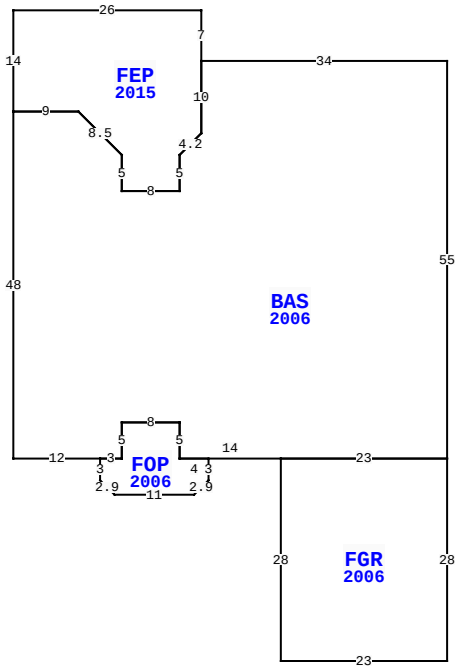
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,959	100	2006	2,959	493,220
FEP	484	80	2015	387	64,507
FGR	644	55	2006	354	59,006
FOP	111	30	2006	33	5,501
TOTALS	4,198			3,733	622,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,733	105.3900	183.17	683,774	2006	2006	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2007 Heated Area: 2959 HX Base Yr 2007



2973 PRINCESS AMELIA CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0855	CONC PAVER	0	100	0	0	1,462.00	SF	10.00	10.00	100	2006	2006	3	86	12,573	
3	0858	SCULP CONC	0	100	0	0	86.00	SF	13.00	13.00	100	2006	2006	3	96	1,073	
4	0910	SCRN RM L	0	100	26	6	156.00	SF	15.00	15.00	100	2007	2007	3	27	632	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		622,234
TOTAL MARKET OB/XF VALUE		16,058
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		788,292
SOH/AGL Deduction		381,532
ASSESSED VALUE		406,760
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		356,038
TOTAL JUST VALUE		788,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		760,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151028	ADDITION	25,000	05/13/2015
20070212	XFOB	4,000	02/06/2007
20062442	OTHER	1,640	11/03/2006
20061659	OTHER	1,640	07/12/2006
20061430	ELEC OTHER	4,375	06/23/2006
20061339	H/AC	5,958	06/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1461/0681	11/27/2006	WD	Q	I		560,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CELESTINI ARNOLD C						
1260/0497	9/20/2004	WD	U	V	19	756,000
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W34 FEP=[YR=2015] N7 W26 S14 E9 D6 R6 S5 E8 N5 R3 U3 N10$ S10 D3 L3 S5 W8 N5 L6 U6 W9 S48 E12 FOP=[YR=2006] S3 D2 R2 E11 R2 U2 N3 W4 N5 W8 S5 W3$E3 N5 E8 S5 E14 FGR=[YR=2006] S28 E23 N28 W23$ E23 N55$.

LAND DESCRIPTION

TOTAL OB/XF 16,058

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 05/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS